

GILLESPIES

COLCHESTER NORTHERN GATEWAY
LANDSCAPE STRATEGY

September 2016

CONTENTS

01 Introduction

02 Analysis, Constraints and Opportunities

The Site
Strategic Context
Constraints
Opportunities

03 Landscape Vision

- Themes
- Historic Landscape Structure and Pattern
 - Strategic Green Links
 - Environmental sustainability
 - Arts and culture
 - Fitness and Well-being
 - Economic Viability

04 Landscape Strategy

Principles
Typologies
Landscape Strategy
Pedestrian Circulation
Cycle and Equestrian Circulation
Vehicle Circulation and Car Parking
Sustainable Urban Drainage Systems (SUDS)
Art Opportunities
Energy Production Opportunities
Ecology
Lighting

05 Landscape Typologies

Parkland
The Boulevard
Leisure Promenade
Mill Road Park
Bridges and Connectivity
Gateway Landscape
Sports Facilities
Development Plot Landscapes

01

INTRODUCTION

INTRODUCTION

This document has been prepared by Gillespies to show the landscape strategy for the Colchester Northern Gateway site. The landscape strategy has been developed through careful analysis of the site, the existing and proposed land use patterns and the emerging character of the built form of the Northern Gateway.

The public realm design proposals have been guided by several important factors including:

- Planning advice- The design team has worked closely with Colchester Borough Council in determining the specific requirements of the public realm.
- Council policy and guidance.
- Site visits,
- Existing development plot plans and developing designs for various plots
- Information provided by other parties, include ecology and arboricultural surveys, energy studies and highways studies
- A masterplan document which sets out the urban design principles has also been developed alongside this landscape strategy and its contents have informed the proposals

This document is divided into four parts, analysis, the landscape vision, landscape strategy, followed by a more detailed look at the typologies created by the landscape plan.

02

ANALYSIS, CONSTRAINTS AND OPPORTUNITIES

ANALYSIS, CONSTRAINTS AND OPPORTUNITIES

The Site - Colchester Northern Gateway covers an area of approximately 100ha



Aerial Photo 2014

STRATEGIC CONTEXT



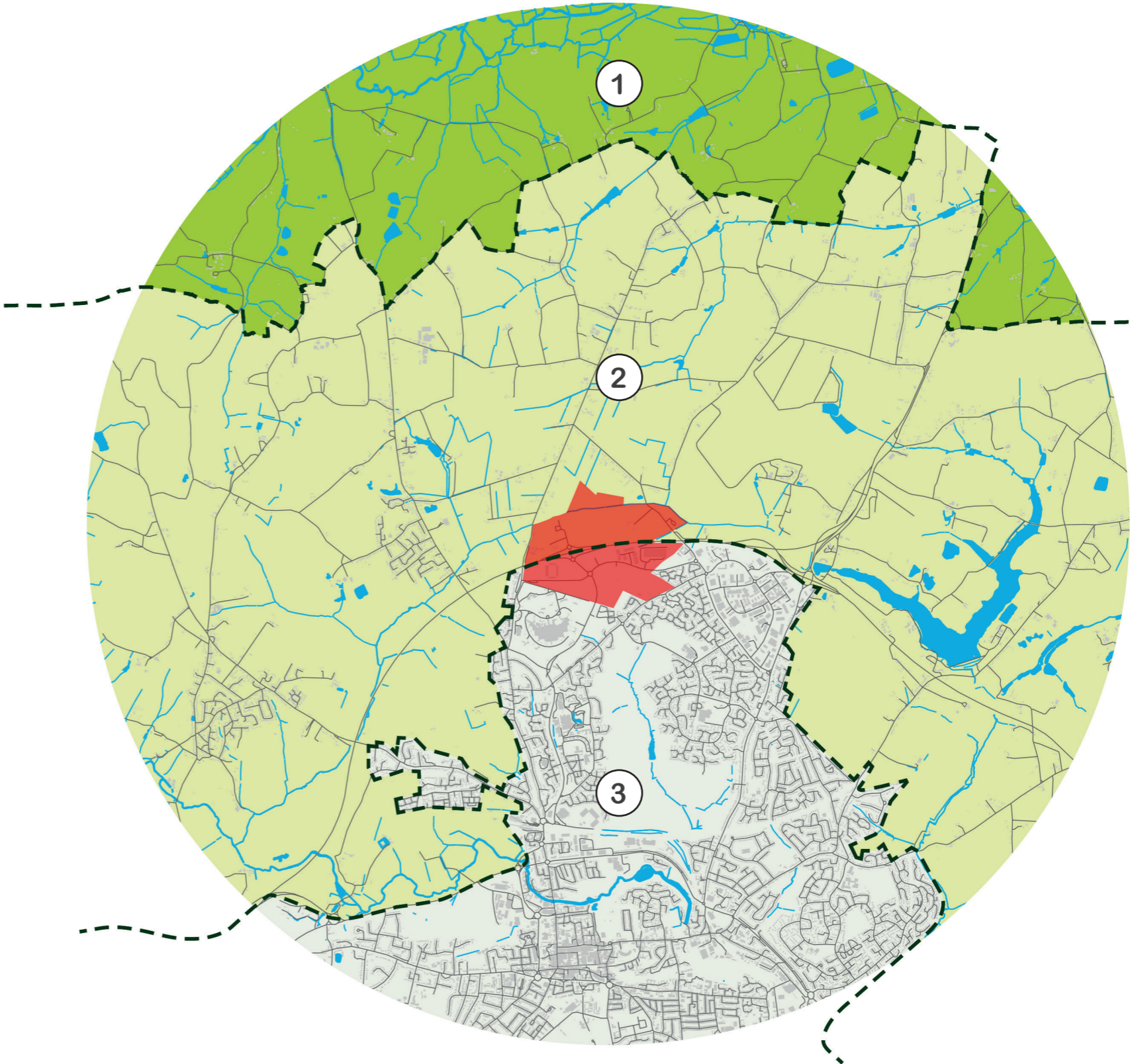
1. Dedham Vale Area of Outstanding Natural Beauty (AONB)



2. Productive Landscape (Agriculture and Horticulture)

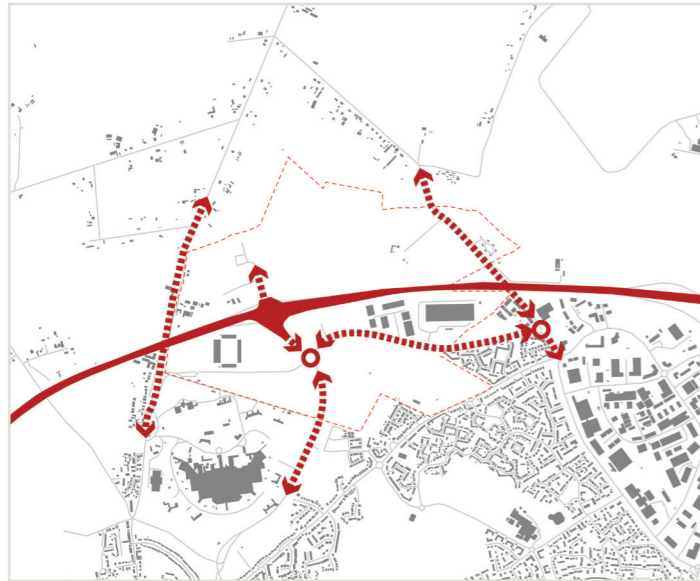


3. Historic Town centre



ANALYSIS, CONSTRAINTS AND OPPORTUNITIES

Constraints



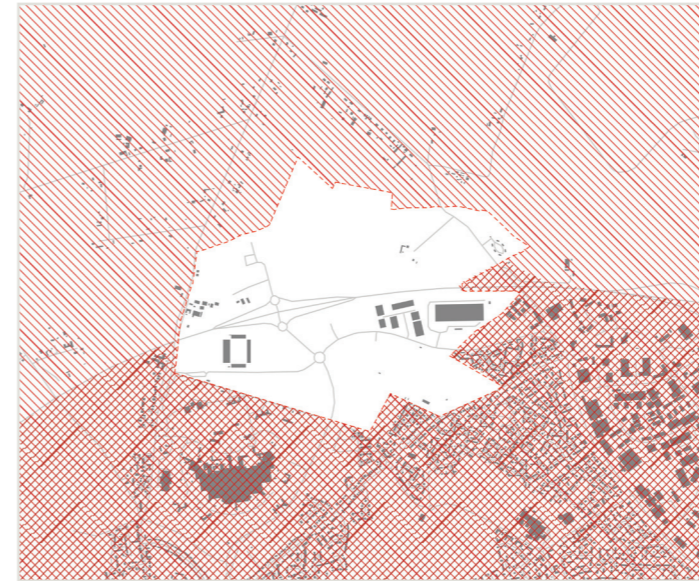
Trunk Road

The A12 road corridor bisects the site with restricted pedestrian and cycling connections north-south.



Existing Buildings / Proposed Developments

The existing buildings within the site do not create a cohesive arrangement and the light industrial units in the north-east are large and visually prominent from the northern part of the site. Adjacent residential developments at Severalls and Chesterwell meet the south western boundary of the site where relevant design features and patterns should be migrated across to CNG site in order to achieve better connectivity and continuity.



Lack of focus

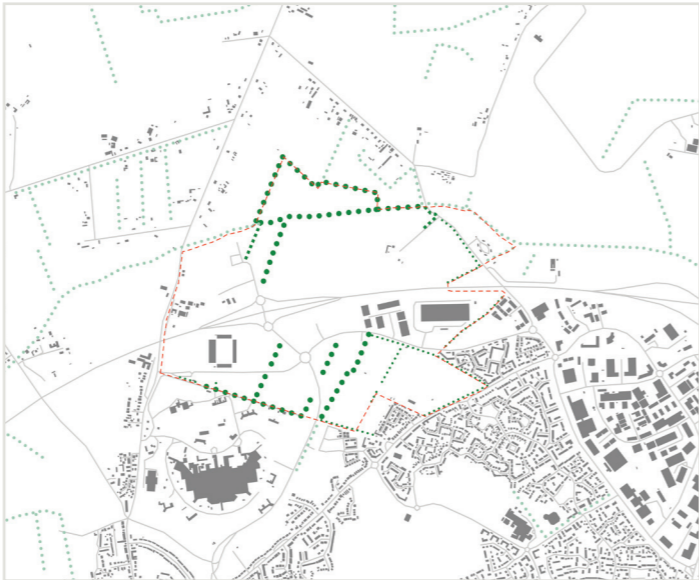
The surrounding residential and agricultural land does not offer enough in the way of public access amenity.

ANALYSIS, CONSTRAINTS AND OPPORTUNITIES

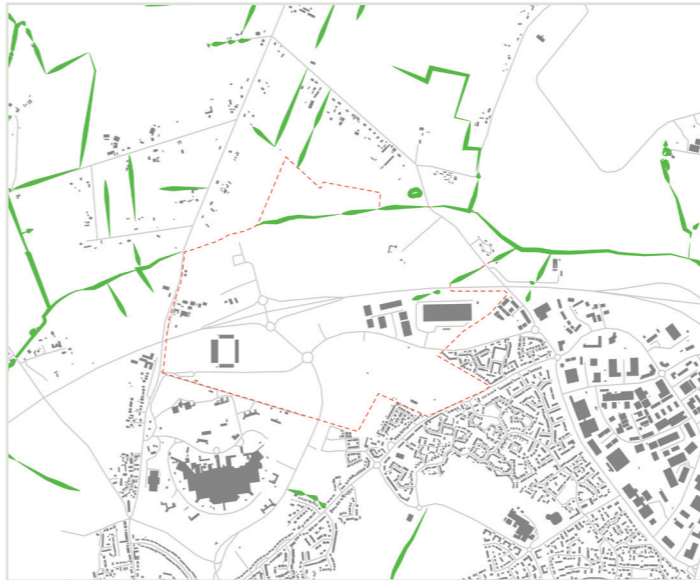
Opportunities



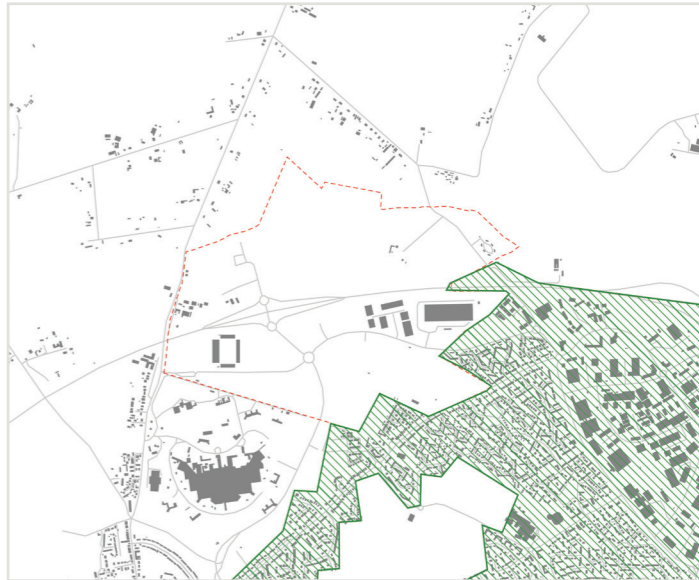
Countryside to North of Site



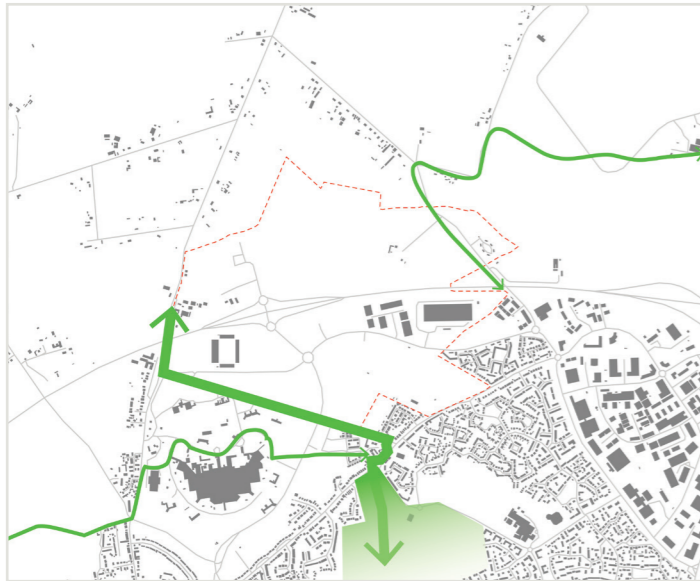
Hedgerows
Important and protected (big dots)
Protected (dashed line)
Unprotected (small dots)
Surrounding hedgerows (faded green)



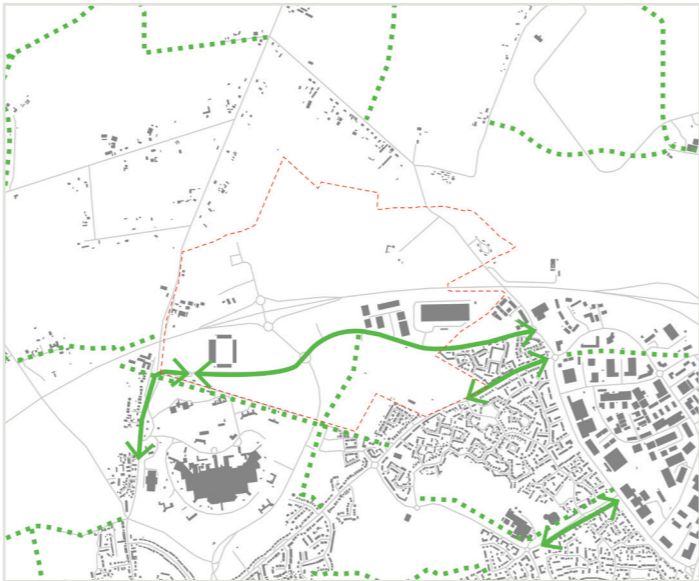
Existing Water Courses



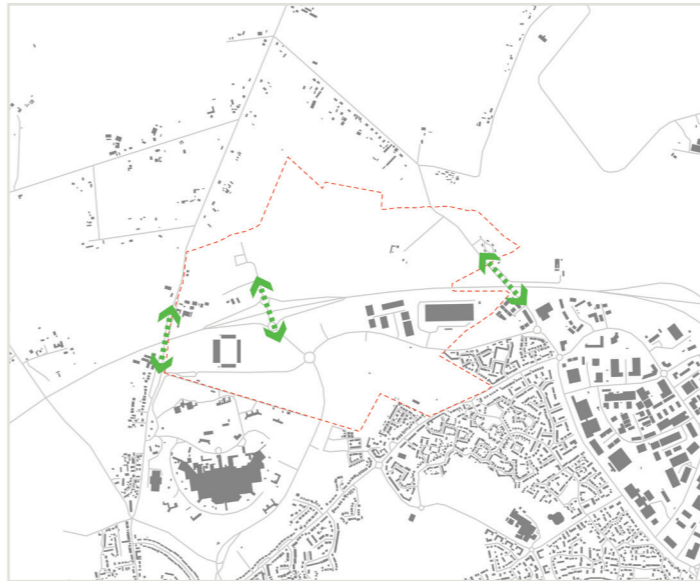
Proximity to Colchester



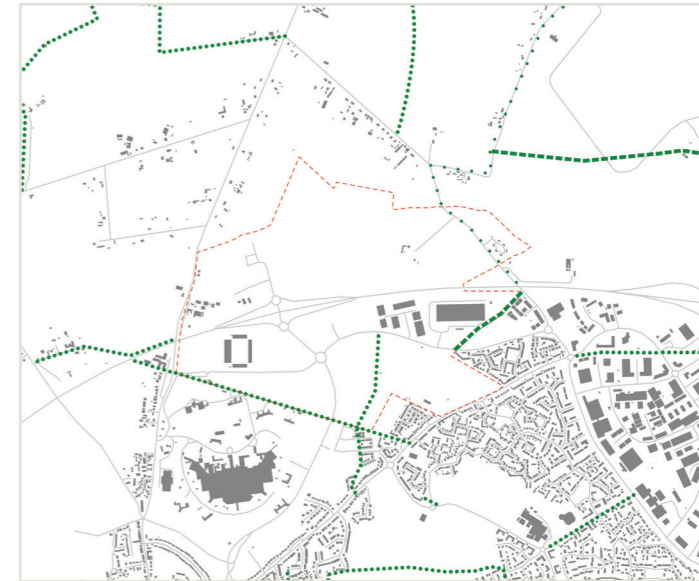
Green Link to Town Centre



Good Pedestrian and Road Links



Existing Road Bridges



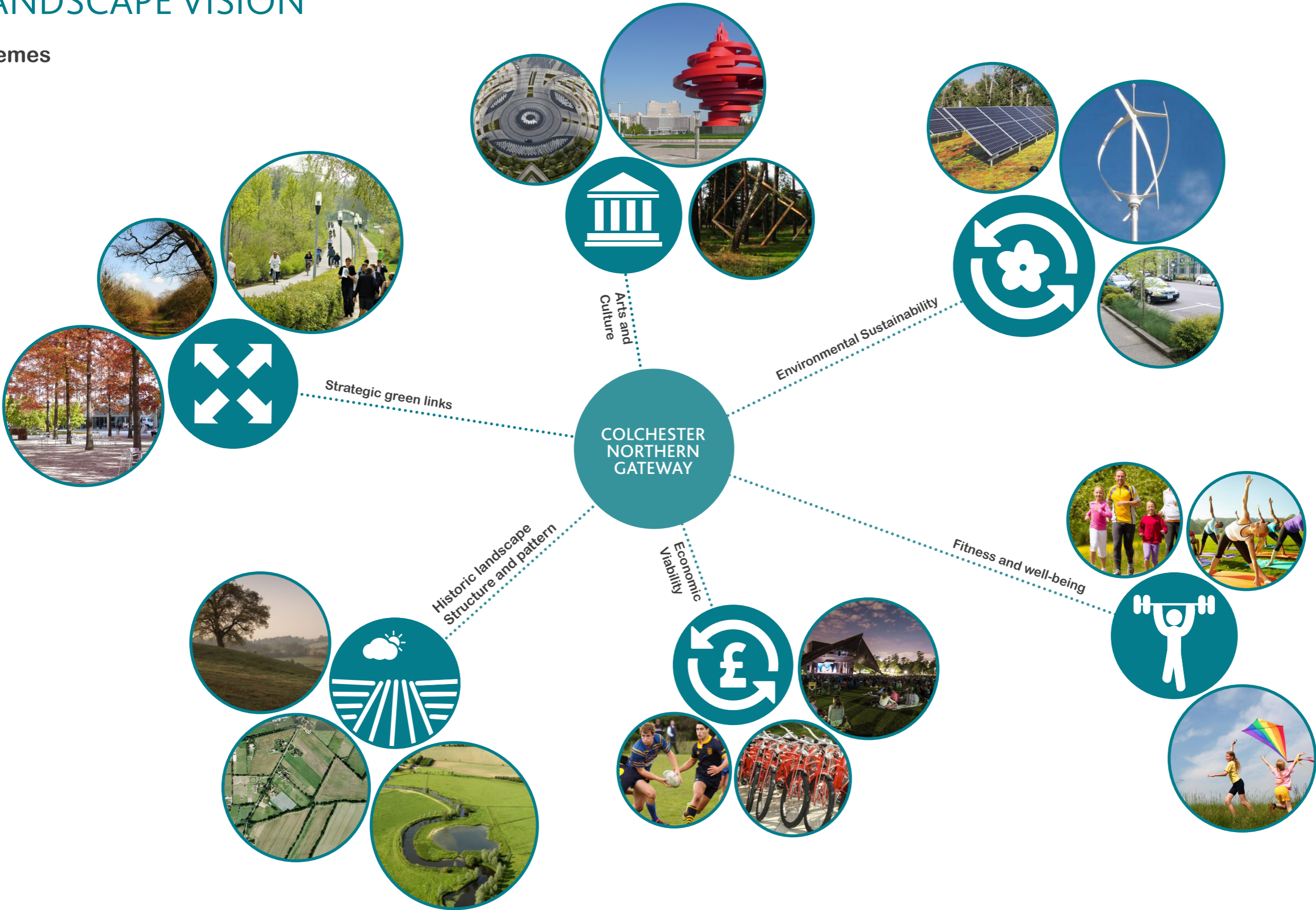
Public Rights of Way (PROW)
Footpaths (dotted line)
Bridleways (dashed line)

03

LANDSCAPE VISION

LANDSCAPE VISION

Themes



LANDSCAPE VISION

Historic Landscape Structure and Pattern

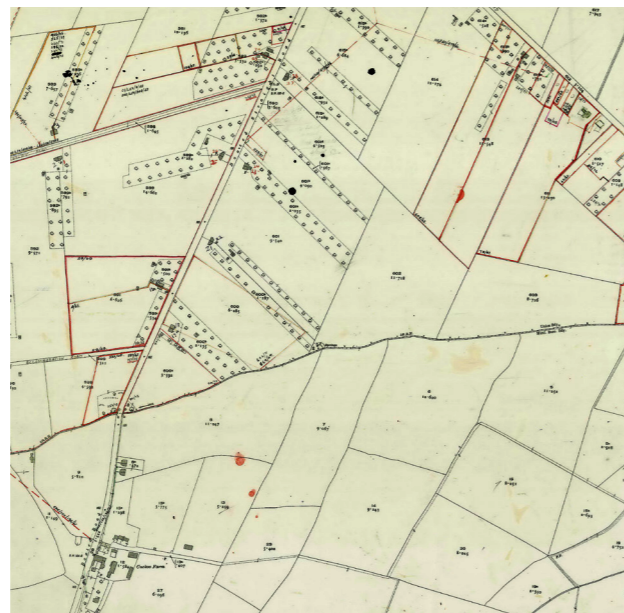
Using the structural characteristics of the existing landscape to provide a new landscape structure for the northern gateway and connecting it to the surrounding context.



Dedham Vale AONB, Constable and Gainsborough painted this landscape



Magnificent mature oak trees should be retained and celebrated



Mature hedgerows and historic field patterns provide hints of a new structure



Streams and Water bodies can be used to provide functional and beautiful landscape features

LANDSCAPE VISION

Strategic Green Links and Spaces

Creating legible and accessible strategic connections within the site and to the surrounding areas.



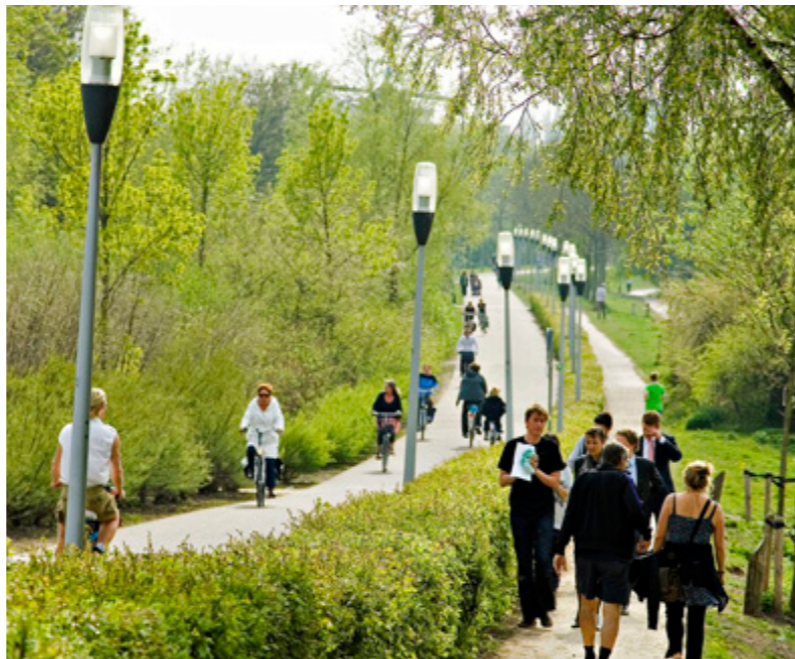
Links to the surrounding areas, including to the town centre and to the Dedham Vale AONB to the north



Links to the community



Ecological links – green routes for habitat benefit



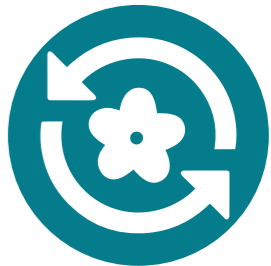
Links within the site – creating a hierarchy of green infrastructure



Gateways to the site – defining an arrival experience for all transport modes

LANDSCAPE VISION

Environmental Sustainability



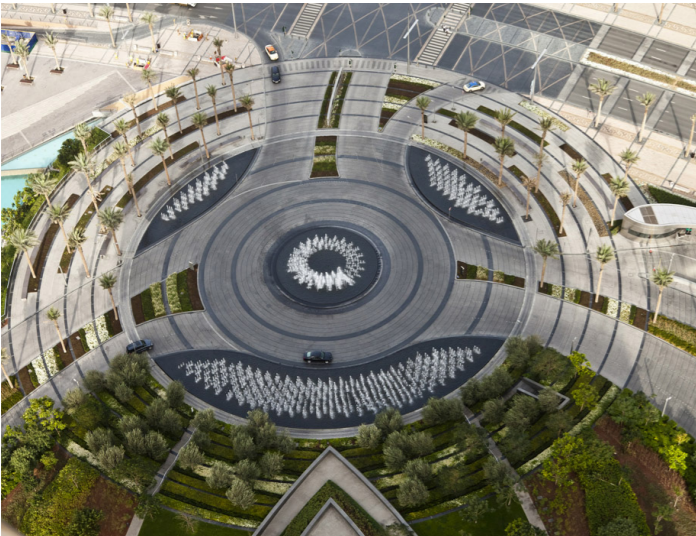
Sustainable Drainage and Water Management



Energy production

LANDSCAPE VISION

Arts and Culture



Landmark art

Wayfinding

Art Trail

LANDSCAPE VISION

Fitness and Well-being



Network of routes through the site, cycle, running, fitness trails



Benefits of exercise in nature



Specific landscape uses - Climbing walls, outdoor gym, kites, bridleways, cycle routes

LANDSCAPE VISION

Economic Viability



Events – providing infrastructure for events of varying scales



Café/ restaurant – locally grown food



Bike hire / bike repair shop



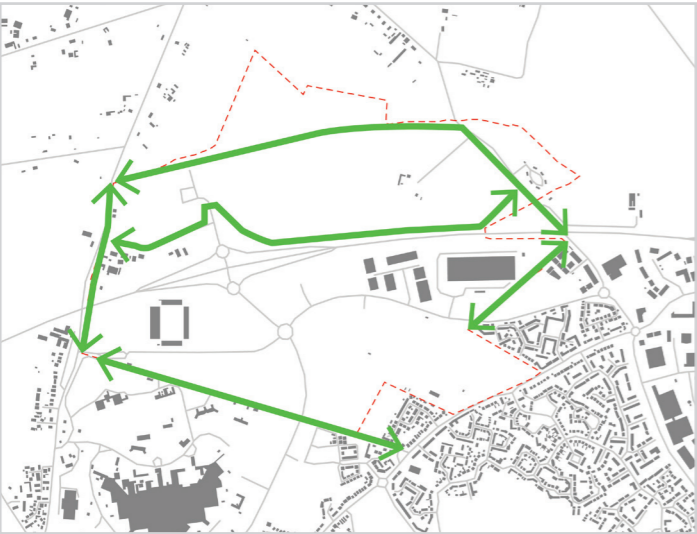
Sports facilities

04

LANDSCAPE STRATEGY

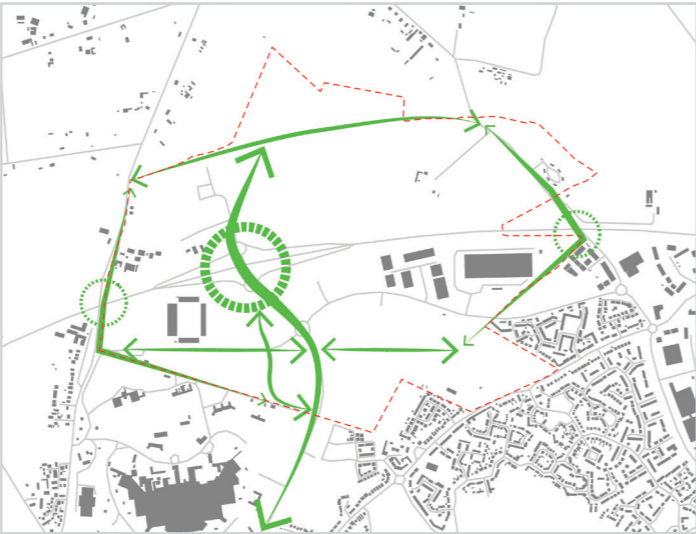
LANDSCAPE STRATEGY

Principles



Parkland

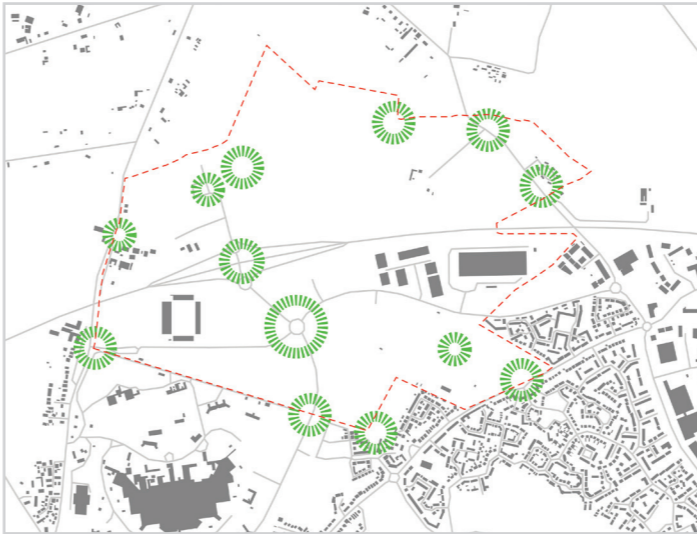
Providing primary connections through the site through distinctive landscape types.



The Boulevard / Leisure Promenade and Secondary Links

Building on the existing bridges to create connections between north and south of the site.

Exploit the potential of the bridges as gateway markers on the A12.



Key Junctions and Gateways

A series of gateways, plazas, small informal parks and community gardens.



Open Spaces

A mixture of programmed and flexible spaces for sports and other events.

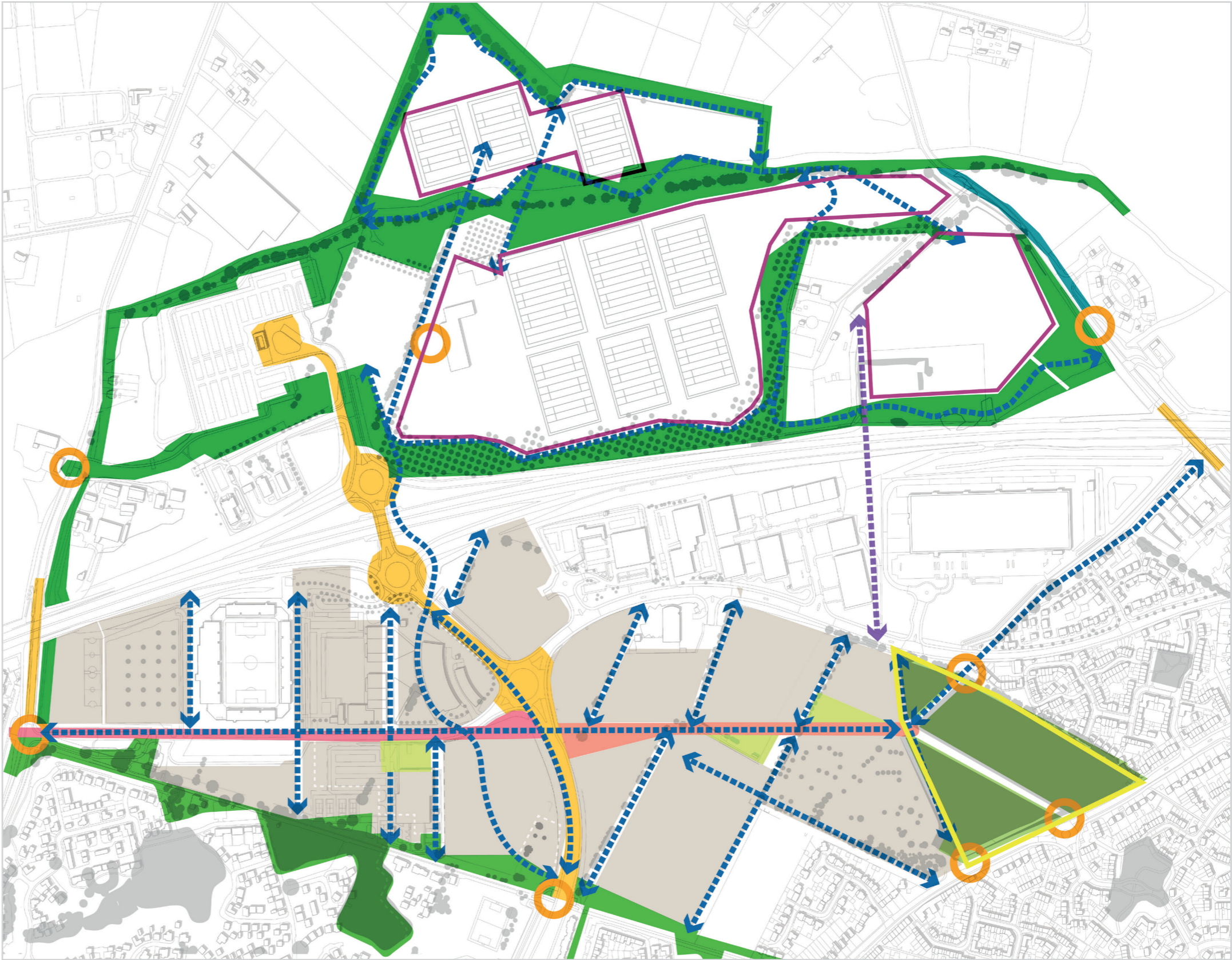
LANDSCAPE STRATEGY

Typologies

A clear structure for the landscape has been created in the masterplan.

The diagram shows the key structures which are then described in more detail in section 5.

- Plots
- Leisure Promenade
- The Boulevard
- Secondary open space
- Parkland
- Bridges / gateways
- Gateway
- Mill Road Park
- Future link
- Pedestrian Circulation
- Sports Pitches (layout draft / provisional)



LANDSCAPE STRATEGY



LANDSCAPE STRATEGY

Pedestrian Circulation

The public realm of the Northern Gateway will be developed to ensure clarity and safety of movements between pedestrian and vehicular traffic. Appropriate signage and material changes will be implemented to ensure safe passage of pedestrian traffic at all times.

Key gateway spaces are created at appropriate junctions / entrances, including the creation of a circus space where the boulevard / leisure promenade cross the Via Urbis Romanae.

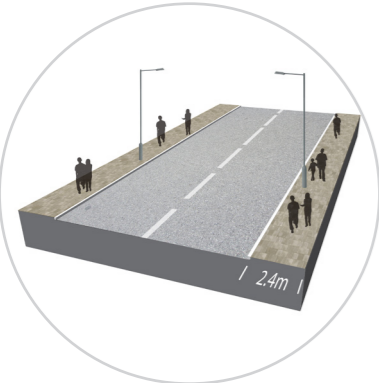
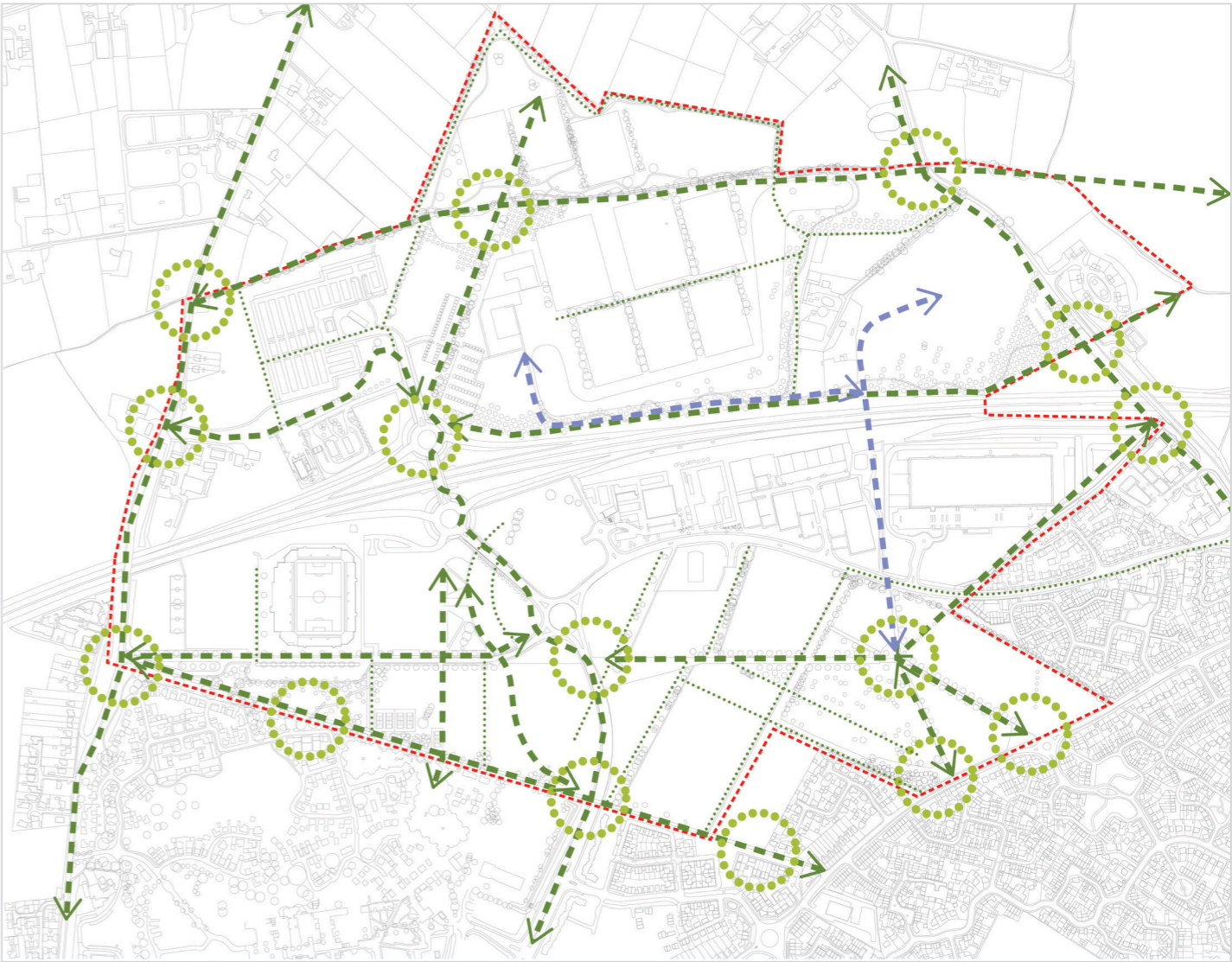
Pedestrian pavements will take in to account roughness of material and adequate slip resistance to ensure comfortable and safe walking experience.

The use of tactile and hazard warning paving will be proposed in compliance with British standards and building regulations.

Shared surfacing will be considered in areas of predominant pedestrian priority where vehicles can either be limited or controlled in the hours of access.

All pedestrian routes need to be lit for clear visibility and safety (refer to BS EN 13201-2).

- Future pedestrian and cycle route ■■■■
- Primary pedestrian routes ■■■■
- Secondary pedestrian routes ●●●●
- Pedestrian Gateways ○○○○
- Site boundary ■■■■



Primary pedestrian routes



Secondary pedestrian routes

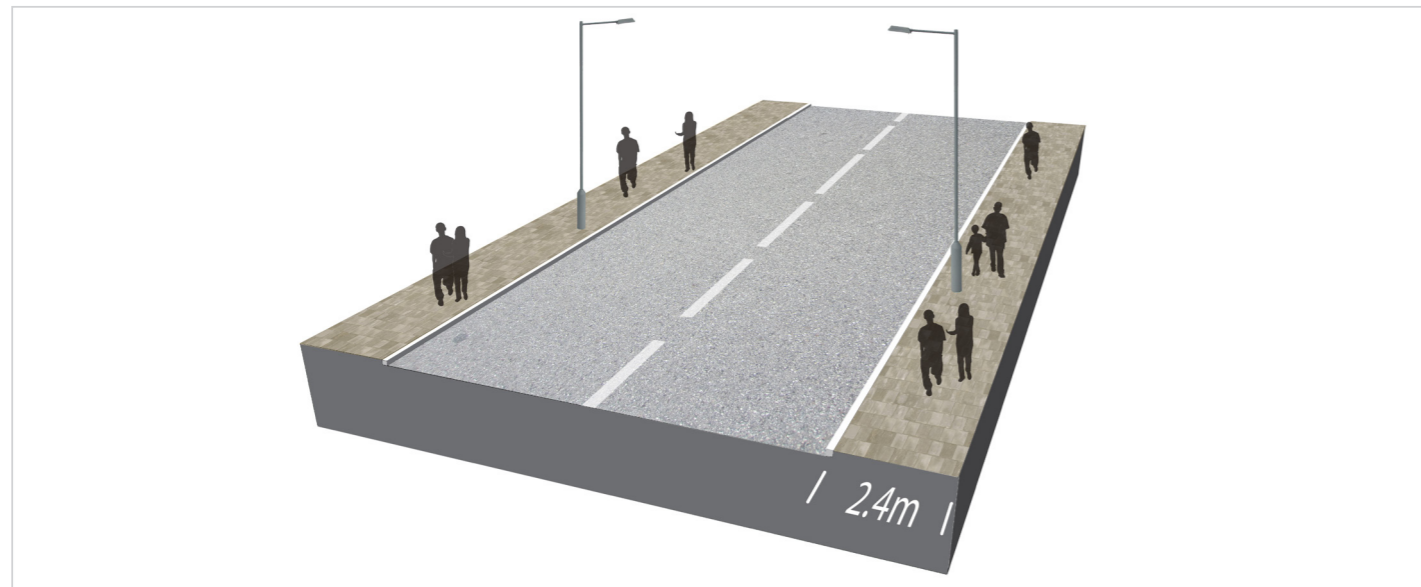


LANDSCAPE STRATEGY

Pedestrian Circulation

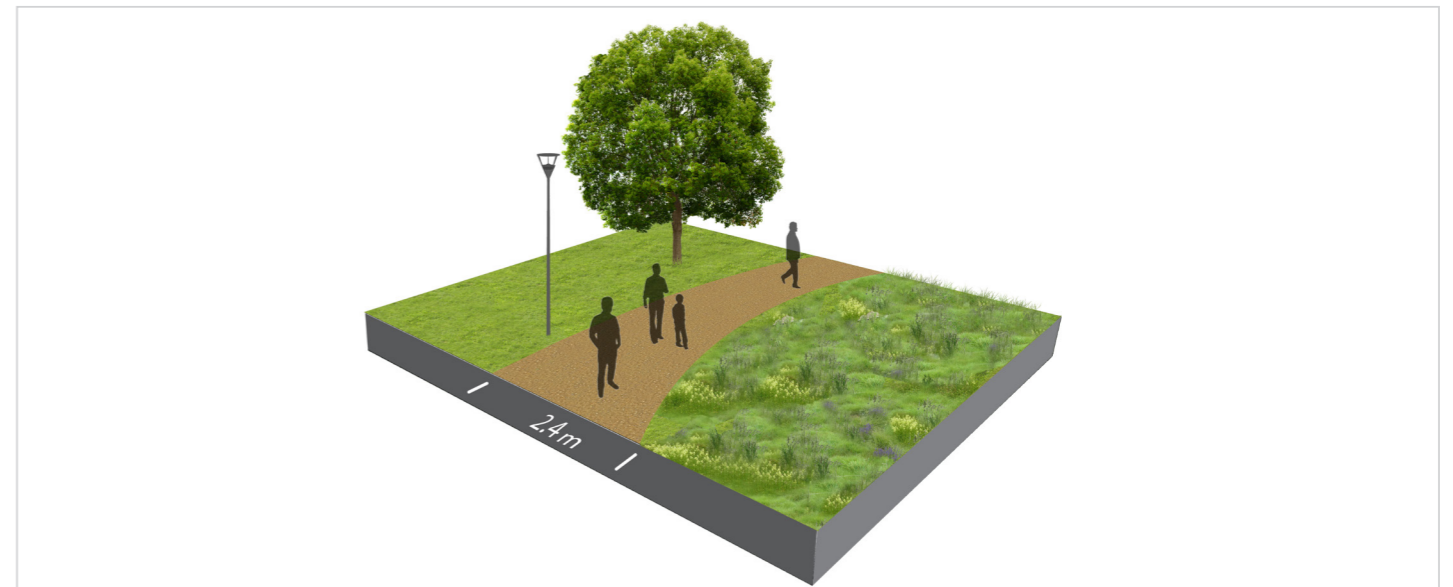
Primary Pedestrian routes along roadways

- Minimum footways of 2.4m should be implemented with paving to match the surrounding pavement finishes
- Lighting should be provided to the relevant highways standard for the area
- Crossings should be provided at appropriate locations where pedestrian movement is anticipated



Secondary Pedestrian Routes

- These should be a minimum width of 2.4m
- Routes can be more meandering, but visibility at corners should be maintained (eg no high planting)
- They should be of an appropriate hard-wearing material
- Lighting should be provided in the form of appropriately scaled (4-6m) light columns



Primary Pedestrian routes through open space

- These should be of a minimum width of 3.5m
- Routes should be direct with clear sight-lines
- They should be of an appropriate hard-wearing material
- Lighting should be provided in the form of appropriately scaled (4-6m) light columns
- Seating and litter bins should be provided at regular intervals (approximately every 100m)
- Wayfinding signage should be provided to aid navigation



LANDSCAPE STRATEGIES

Cycle & Equestrian Circulation

There are opportunities for significant improvement of cycle routes through the northern gateway to increase sustainable transport modes and to provide easy of access through the site. Routes have been included which provide links not just within the site but connect to existing and proposed cycle routes in the area.

All on-road cycle routes must be clearly marked with signs or by using different paving materials.

Informal cycle routes combined with pedestrian pathways should be a minimum of 3.5m width to allow different uses to co-exist.

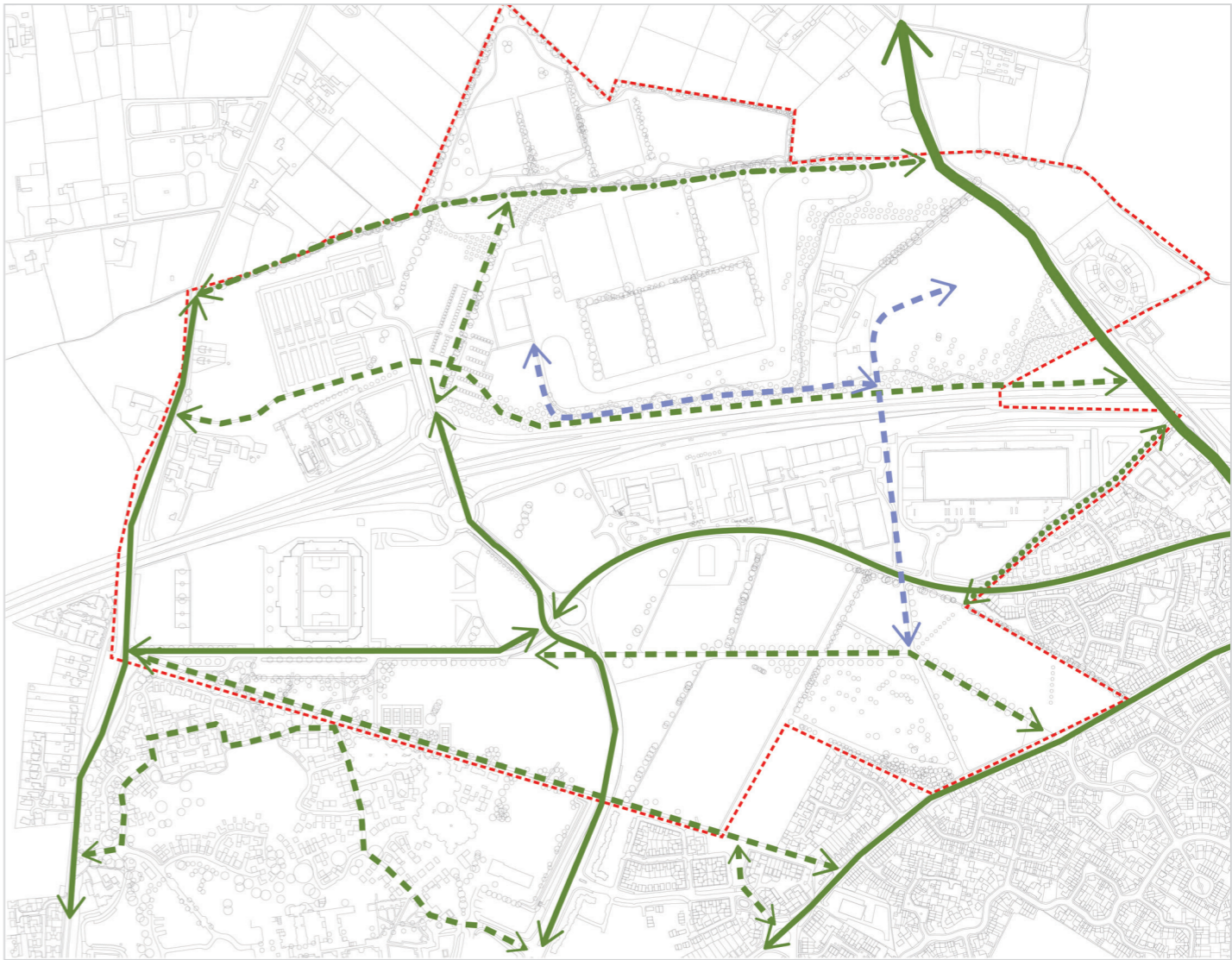
Junctions where cycle routes cross roads should be carefully designed with safety of all users in mind.

Tactile and hazard warning paving is proposed in compliance with British standards and building regulations.

All cycle routes need to be lit for clear visibility and safety (refer to BS EN 13201-2).

Equestrian routes need to be equipped with Pegasus crossings where required (height 2m). Parapets on bridges for equestrian to be 1.8m high. Surfaces on such bridges need to be non-slip materials laid in a way that reduce noise caused by horses' hooves.

- Future pedestrian and cycle route ■■■■
- National cycle route ———
- On road cycle route ———
- Off road cycle route - - - - -
- Off road cycle & Equestrian ●——●
- Equestrian route ●●●
- Site boundary ■■■■



On-road cycle route



Off-road cycle route



Equestrian Route



LANDSCAPE STRATEGY

Vehicle Circulation + Car Parking

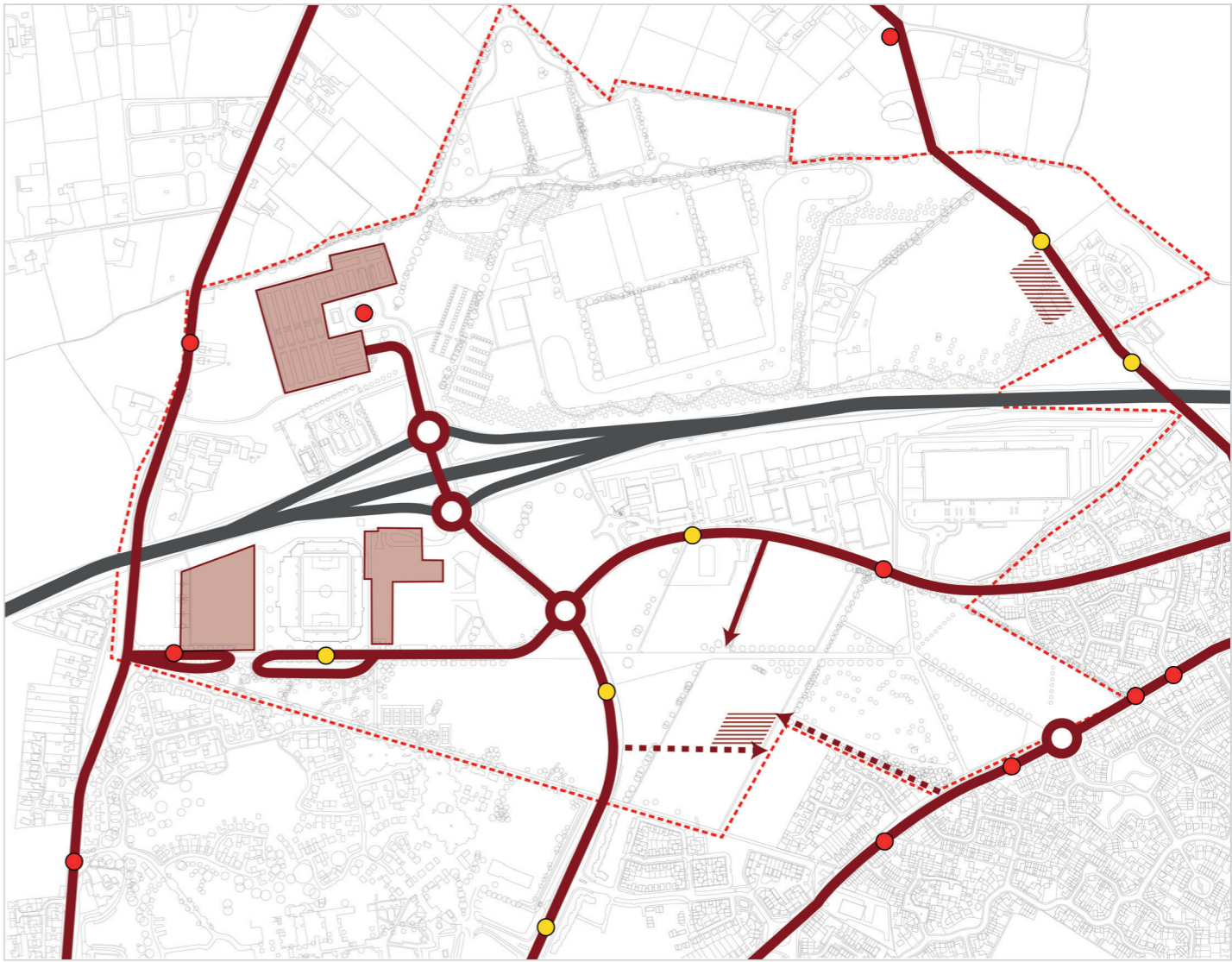
The key vehicle routes are already established by the current road structure which consists of several key north-south routes at the site boundary, Via Urbis Romanae connecting northern and southern parts of the site and connecting to the A12, and Axial Way connecting east-west through the southern part of the site.

Vehicular access is required to serve the plots to the east of Via Urbis Romanae.

Shared surfacing will be considered in areas of predominant pedestrian priority where vehicles can either be limited or controlled in the hours of access.

Car parking is provided on plot in the southern part of the site. In the north the park-and-ride, sports hall and sports users have significant parking. There may be a temporary requirement for additional car parking during one-off events but this will be subject to the travel plan and parking strategy.

- Proposed Bus stops
- Existing local Bus stops
- Trunk road
- Road network
- Potential vehicular routes
- Car parks
- Possible car park location
- Site boundary



Bus Stops



Trunk road



Proposed Leisure Promenade



Existing Road network



Car parks

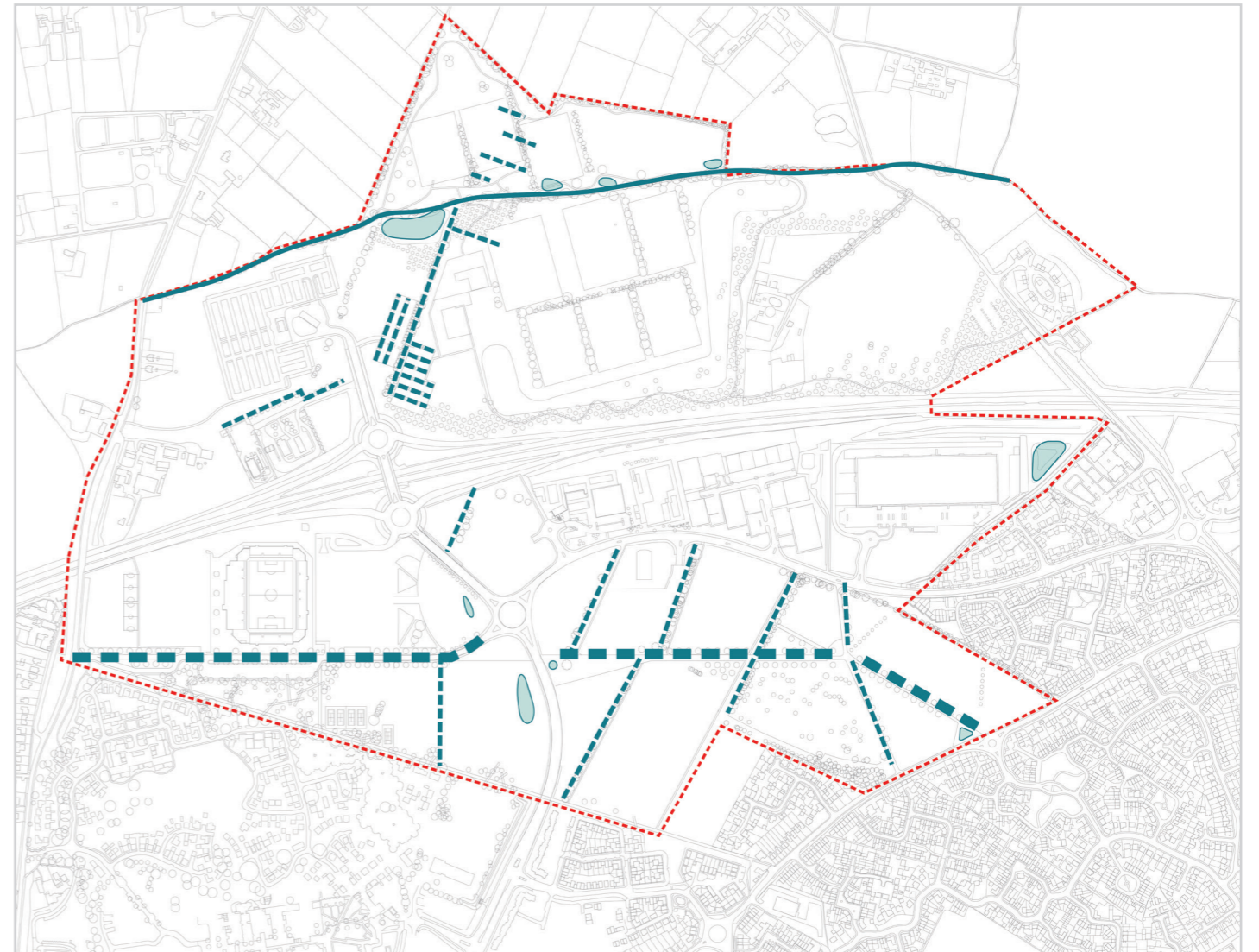
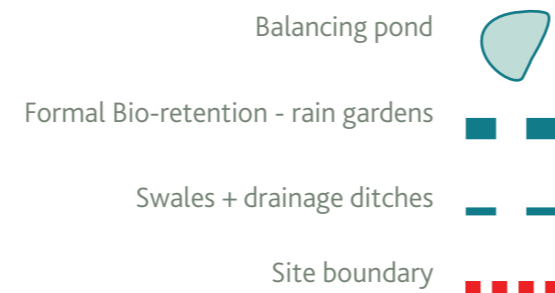
LANDSCAPE STRATEGY

Sustainable Urban Drainage Systems (SUDS)

The site features a number of different drainage features a number of which could be considered part of a sustainable drainage strategy

In addition to existing features being retained new features will be added:

- Rain gardens to be included along the Southern Boulevard / Leisure Promenade. These collect run off from hard standing and collect it slowing its passage into the drainage system
- Further drainage swales and ditches to supplement existing features, these will be used where space permits
- Permeable paving to be considered in large areas of hard standing
- SUDS in the form of swales or permeable paving to be integrated in to the design of all car parks
- Green roofs to attenuate heavy rainfall and delay transmission into the conventional drainage system
- Water from roof drainage / grey water could be harvested for irrigation purposes



Balancing pond



Swales and drainage ditches



Formal Bio-retention rain garden



LANDSCAPE STRATEGY

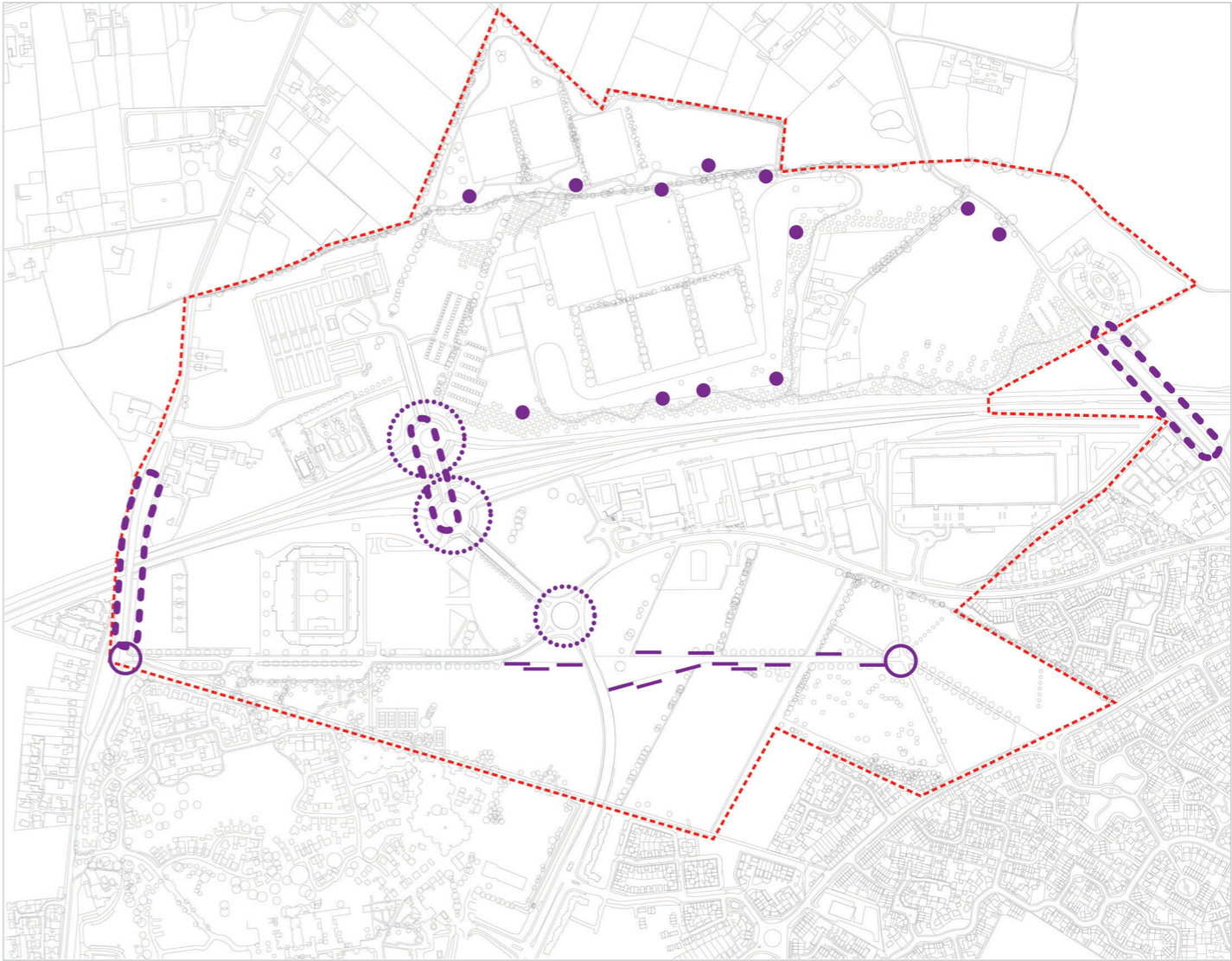
Art Opportunities

Public art can bring additional levels of interest and convey meaning in the landscape

In the northern gateway major art interventions are concentrated around the bridges, and the roundabouts on Via Urbis Romanae where there is the opportunity for landmarks to be introduced.

More discreet and subtle items can be introduced along the various informal pathways and spaces of the site forming a series of art trails.

Technology could supplement art providing opportunities to explore and interact via smart phone apps.



Boulevard / Leisure promenade



Bridge intervention



Roundabouts



Art trail / play on the way



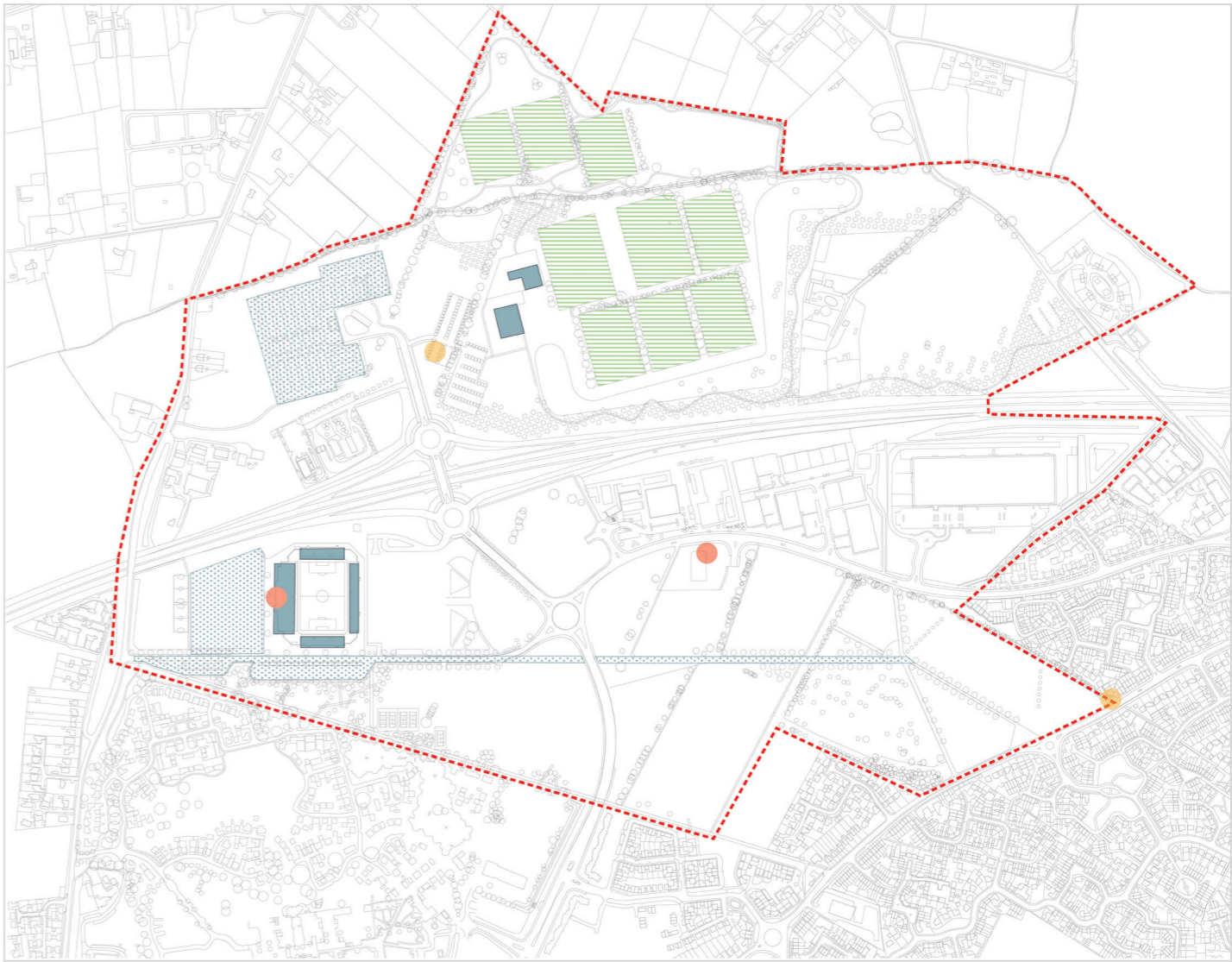
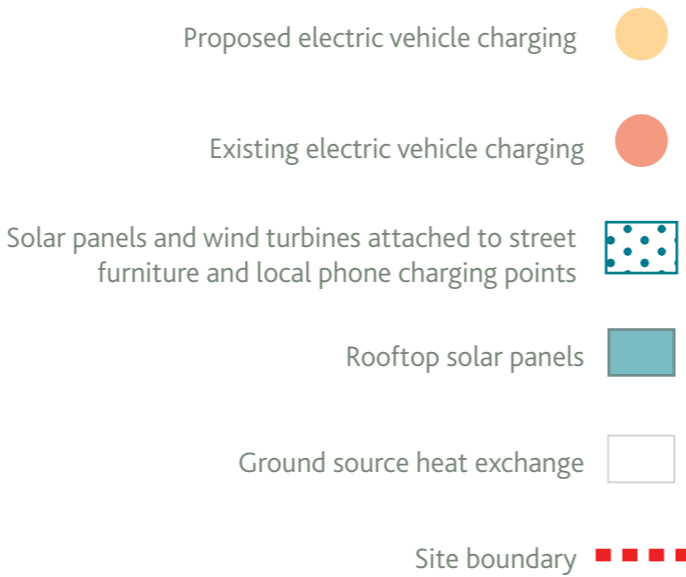
LANDSCAPE STRATEGY

Energy Production Opportunities

The council has completed a study to examine options for energy production in the landscape. There is opportunity to introduce a range of innovative and complementary measures such as:

- Rooftop solar panels in new developments
- Solar panels integrated into street furniture
- Ground source heat exchange integrated with sports pitches

Additional electric vehicle charging stations to be added on site.



Existing electric vehicle charging



Micro-renewables



Solar phone charging points



Solar panels on roofs



Ground source heat exchange

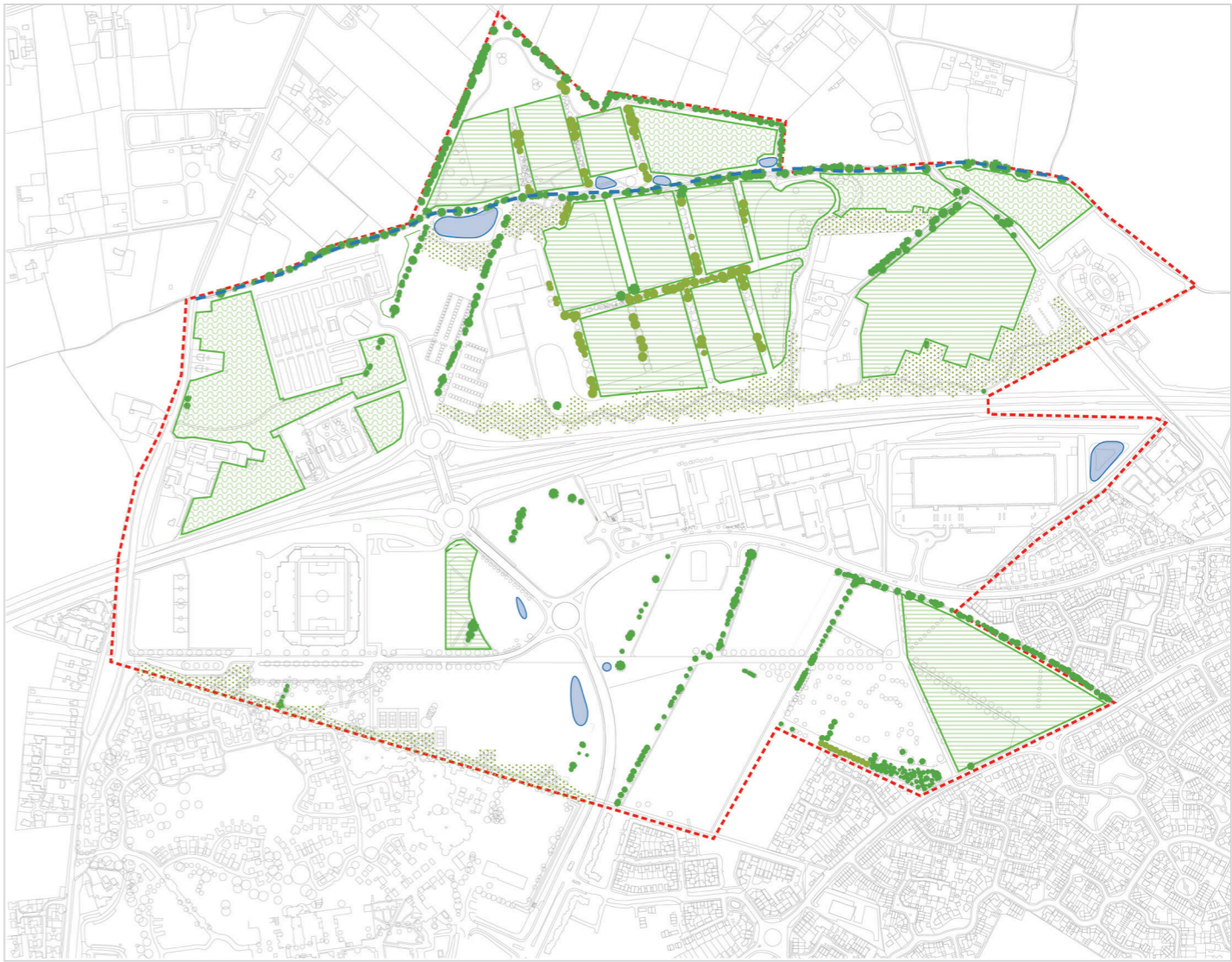
LANDSCAPE STRATEGY

Ecology

The existing site has been surveyed in 2015. There is existing habitat of considerable wildlife value focussed around the existing hedgerows and wet and dry ditches, and particularly associated with a significant number of mature oak trees.

The landscape plan identifies the following measures which can expand the habitats on site and build on the existing diversity:

- Improvements to existing hedgerows
- New hedgerow planting
- Potential wildlife ponds – designed with edges to maximise marginal habitats
- Wildflower meadows – using seeds of local provenance



Existing Hedgerow



New Hedgerow



Wildlife Ponds



Wildflower Meadow



LANDSCAPE STRATEGY

Lighting

The lighting strategy establishes a clear hierarchy of lighting types to insure the clear functioning of the road and pedestrian network, whilst creating a clear and coherent appearance to the northern gateway in the evening and night.

Opportunities for feature lighting in addition to the functional lighting should be explored at key gateway spaces and on The boulevard / Leisure Promenade

All highways lighting is to comply to the relevant highways standard but innovative and appropriate designs will be explored to help give the place identity subject to viability. Care will be exercised in ensuring that residential amenity and wildlife concerns are respected.

All pedestrian routes need to be lit for clear visibility and safety (refer to BS EN 13201-2).

- Trunk road lighting ● ● ●
- Road - Primary pedestrian route lighting ● ● ●
- Primary pedestrian route lighting ● ● ●
- Secondary pedestrian route lighting ● ● ●
- Parking lot lighting // // //
- Sports areas lighting // // //
- Feature lighting ●



Road - Primary pedestrian route lighting Primary pedestrian route lighting



Secondary pedestrian route lighting



Sports areas lighting



Feature lighting



05

LANDSCAPE TYPOLOGIES

LANDSCAPE TYPOLOGIES

Parkland

Key Aims

The Parkland is a key green space which links the northern and southern halves of the site.

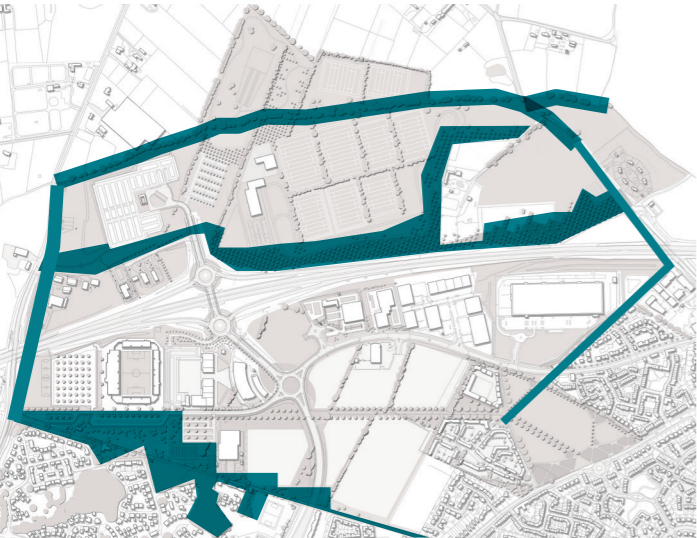
It creates an informal, designed parkland with a clear hierarchy of pathways.

Play trails, picnic areas, seating and dedicated cycle routes incorporated into the design.

Building on the Severalls landscape to the south the edge park provides a green, linear park around the historic Tower Lane.

Provide a strong green edge to the site which links between the Highwoods Country Park up to Cuckoo Farm to the north.

Creates links to the new Severalls redevelopment to the south.



THEMES

FITNESS AND WELLBEING

ECONOMIC VIABILITY

STRATEGIC GREEN LINKS

HISTORIC LANDSCAPE STRUCTURE AND PATTERN

ATRS AND CULTURE

ENVIRONMENTAL SUSTAINABILITY

SPORTS / ACTIVITIES

TRIM TRAIL

CYCLING

EQUESTRIAN

EVENT SPACE

PROFICIENCY CYCLING

RUNNING

WALKING

KITCHEN GARDEN

COMUNITY GARDEN

RUGBY

DOG WALKING

INFORMAL PLAY

SITTING

INFORMAL KICKABOUT

ARCHERY

DOG TRAINING

FORMAL PLAY

BMX

VIEWS

KEY FEATURES

ART

PRIMARY CONNECTION ROUTE

SUDS

KEY OPEN SPACE

PLANTING

EXISTING TREES

ECOLOGICAL PLANTING

AVENUE TREES

CLIPPED HEDGES

WOODLANDS

NATURAL / INFORMAL

WATER LOVING PLANTS

MEADOW

KITCHEN GARDEN

FORMAL PLANTING

ORNAMENTAL PLANTING

TREE GROUP

LANDSCAPE TYPOLOGIES

Parkland

Key Design Features

Retention of existing landscape features and mature trees. - Hedgerow trees will be cleared of undergrowth in strategic places to give more open connections between spaces either side

New tree planting of native species to supplement the existing trees

Water used as a key element within the landscape creating linear pools, streams and drainage ditches

Primary pathways of sufficient width to provide combined cycle and footpaths

Secondary paths providing informal alternative routes with seating and picnic areas

Shade tolerant meadow planting is used in the north of the site and cut grass used in the south



LANDSCAPE TYPOLOGIES

The Boulevard

Key Aims

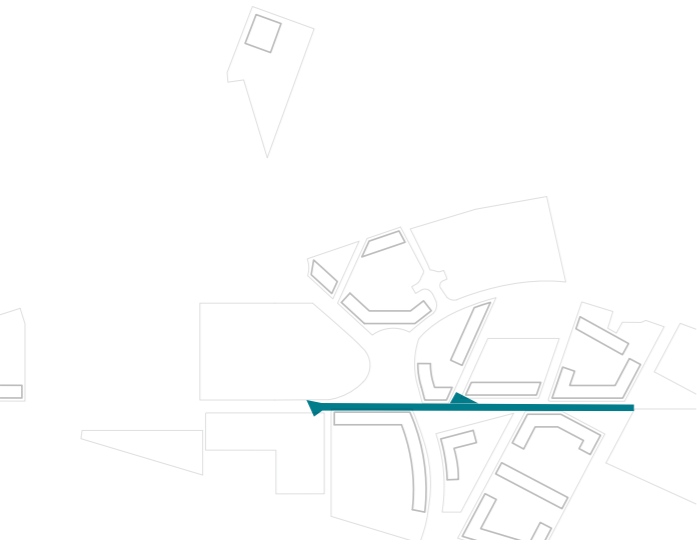
A central spine through the site and linking the Via Urbis Romanae with the Mill Road housing development.

A landscape with a formal, contemporary style compliments the Leisure Promenade to the east and unifies the southern part of the site.

An urban space facilitating active ground floor uses.

A space that provides places to stop and rest alongside the primary circulation function.

SUDs features form an integral part of the design.



LANDSCAPE TYPOLOGIES

The Boulevard

Key Design Features

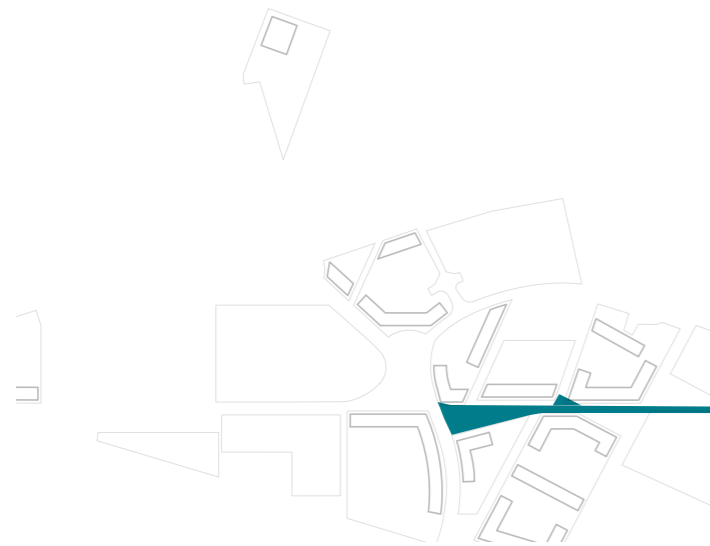
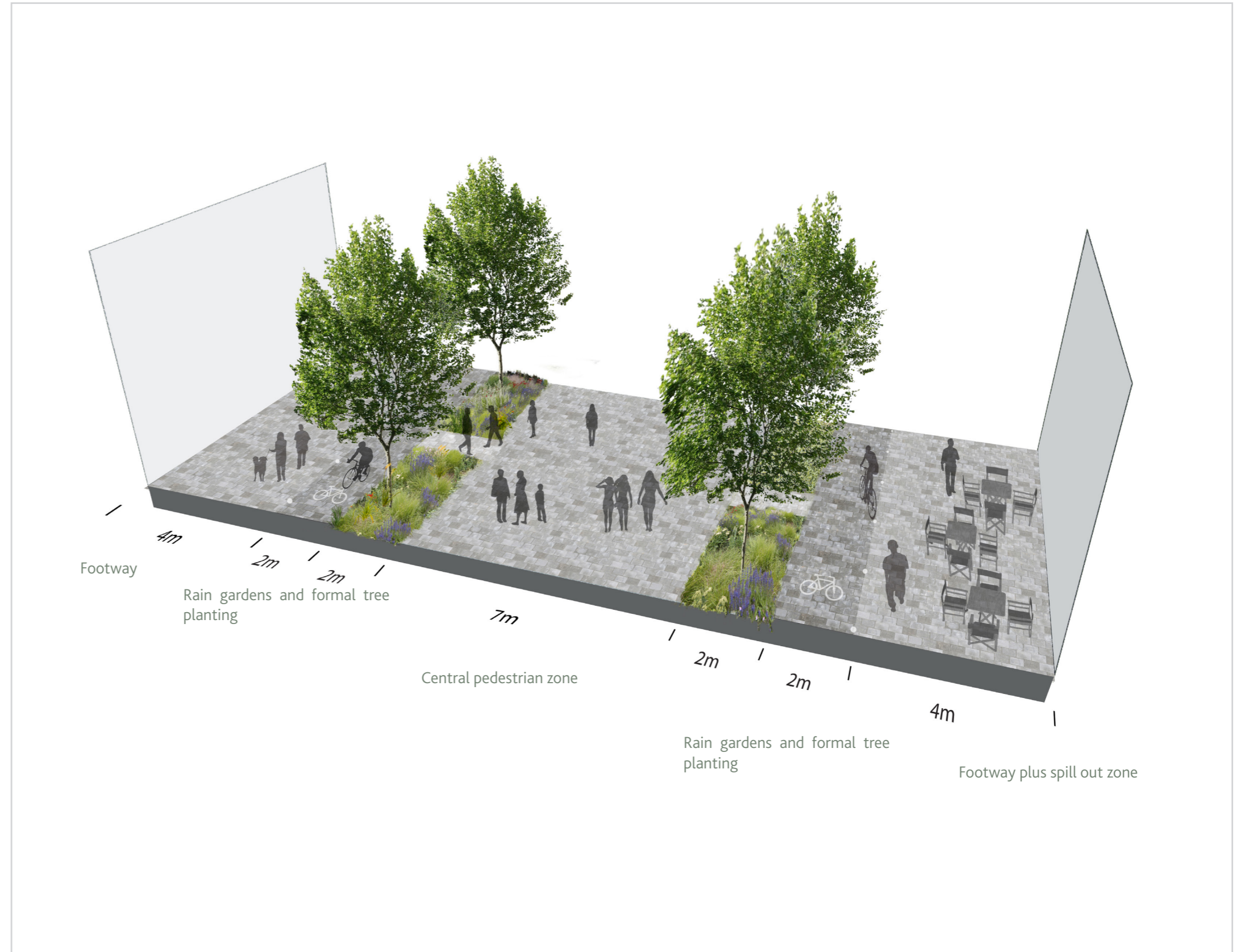
Formal tree planting runs the entire length of the promenade. Where the promenade widens and extends into a small park, a informal, ornamental planting and trees of various species will be included to create a distinctive space.

Rain gardens take run-off from the surrounding hard surfaces

Lower structure planting emphasising grain and creating welcoming sub-spaces.

Wide pavement zone to facilitate spill out of cafe terraces.

Central lane area to be fully pedestrianised and allowing the access for emergency vehicles and allow occasional servicing.



LANDSCAPE TYPOLOGIES

The Boulevard



Perspective view to of The Boulevard character

LANDSCAPE TYPOLOGIES

Leisure Promenade

Key Aims

Create a linking space which serves the various leisure uses in the western part of the site.

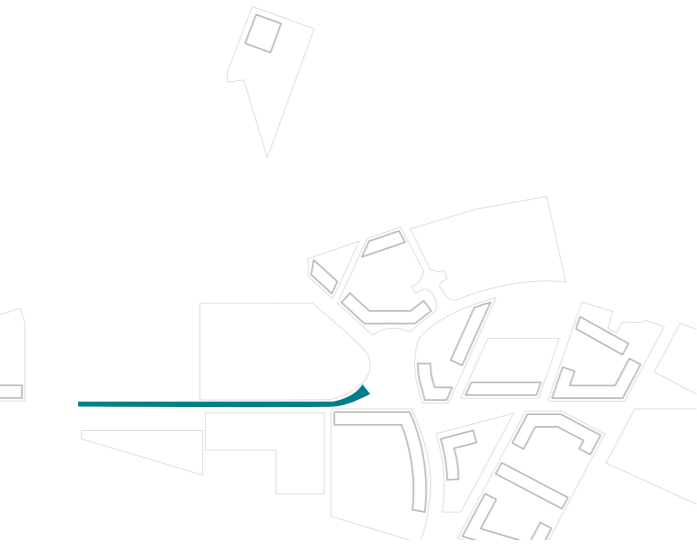
Respond to increases in footfall on event days.

Create a landscape which has a strong character to link the various plots and uses in this part of the site.

The leisure promenade has a mixture of vehicles and pedestrians in particular along United Way. The aim is to provide a balance between these different transport modes with an emphasis on pedestrians.

This approach is supported by the adjacent planned developments of proposed developer Turnstone and David Lloyd Leisure.

Good connection with safe pedestrian crossings to be established between the Boulevard and the Leisure Promenade. This should be well connected to a zone around the Circus creating potential for good pedestrian circulation and give priority to this key route.



THEMES

- FITNESS AND WELLBEING
- ECONOMIC VIABILITY
- STRATEGIC GREEN LINKS
- HISTORIC LANDSCAPE STRUCTURE AND PATTERN
- ARTS AND CULTURE
- ENVIRONMENTAL SUSTAINABILITY

SPORTS / ACTIVITIES

- TRIM TRAIL
- CYCLING
- EQUESTRIAN
- EVENT SPACE
- PROFICIENCY CYCLING
- RUNNING
- WALKING
- KITCHEN GARDEN
- COMMUNITY GARDEN
- RUGBY
- DOG WALKING
- INFORMAL PLAY
- SITTING
- INFORMAL KICKABOUT
- ARCHERY
- DOG TRAINING
- FORMAL PLAY
- BMX
- VIEWS

KEY FEATURES

- ART
- PRIMARY CONNECTION ROUTE
- SUDS
- KEY OPEN SPACE

PLANTING

- EXISTING TREES
- ECOLOGICAL PLANTING
- AVENUE TREES
- CLIPPED HEDGES
- WOODLANDS
- NATURAL / INFORMAL
- WATER LOVING PLANT
- MEADOW
- KITCHEN GARDEN
- FORMAL PLANTING
- ORNAMENTAL PLANTING
- TREE GROUP

LANDSCAPE TYPOLOGIES

Leisure Promenade

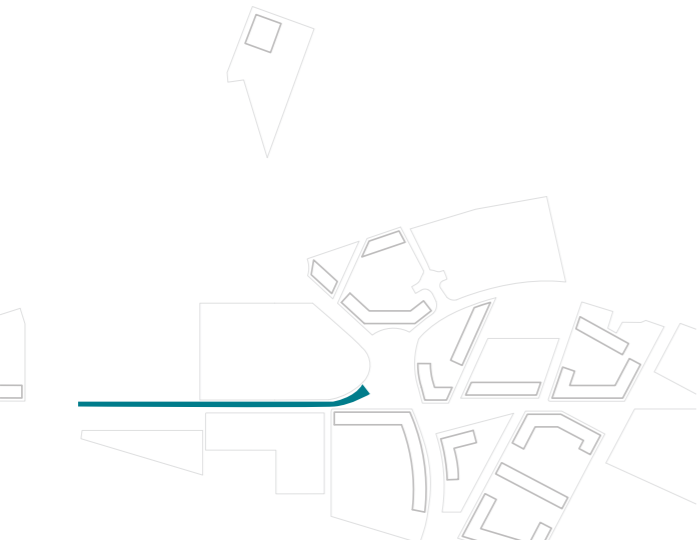
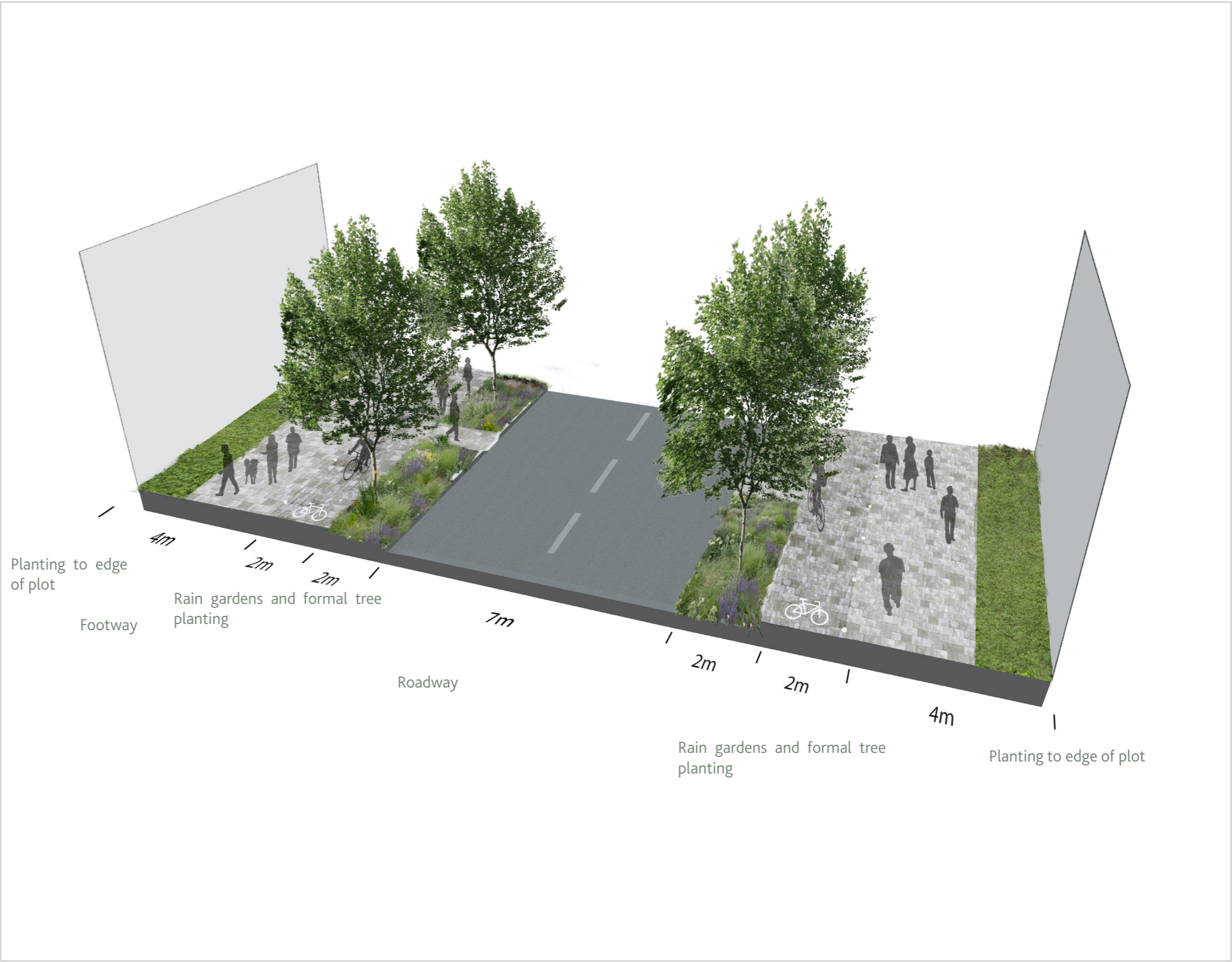
Key Design Features

Formal tree planting runs the entire length of the promenade

Rain gardens take run-off from the surrounding hard surfaces and collecting it before it is transmitted to the conventional drainage system

Lower structure planting emphasising grain and creating welcoming sub-spaces

Where The Boulevard and Leisure Promenade meet the Via Urbis Romanae a new 'circus' space is proposed which creates a focus at this key intersection and promotes this as a gateway to the northern gateway from the south.



LANDSCAPE TYPOLOGIES

Mill Road Park

Key Aims

Create a new “village green” for the new and existing residents around Mill Road.

A simple green space with a community focus, providing play facilities for local children, places for the community to meet, and seasonal planting.

SUDS forms a key feature to assist in draining the surrounding area and to create a clear atmosphere.

Bringing together key routes to the north and the boulevard.

Key Design Features

SUDS planting in the form of retention ditches

Seasonal planting to create interest

Possibility for community engagement in the design to make sure this community green space meets the needs of local residents



LANDSCAPE TYPOLOGIES

Bridges and Connectivity

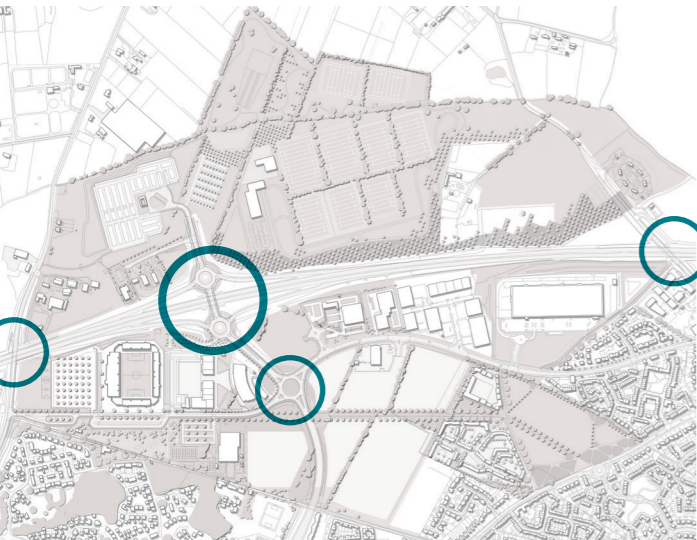
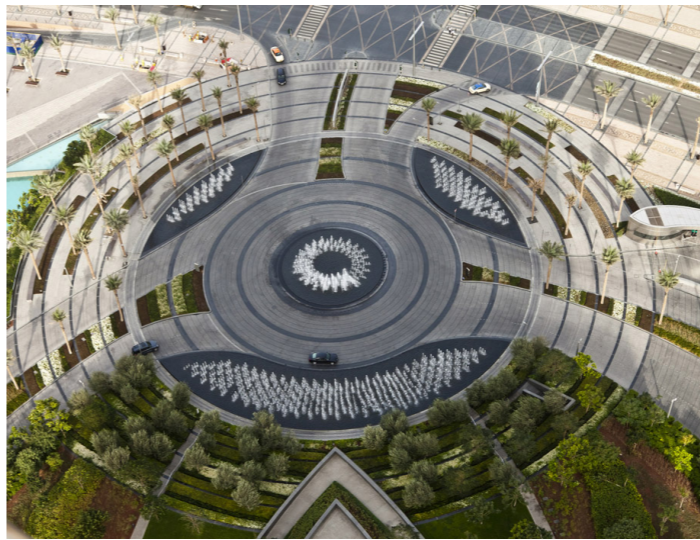
Key Aims

- Create better pedestrian links between the north and south parts of the site rationalising crossings to logical and safe positions
- Opportunity for the bridge to become a marker for the northern gateway on the A12
- Celebrate the bridge as a viewing point over the majority of the site
- Area including roundabout designed as an entrance to the site from the motorway

At the junction of The Boulevard, Leisure Promenade and the Via Urbis Romanae a key ‘circus’ space is created which provides a key opportunity to create a key pedestrian space around the existing infrastructure.

Key Design Features

- Generous pedestrian footways
- Improved crossings in logical positions
- Planting to unify the roundabouts with the surrounding landscape and to give seasonal interest



THEMES	SPORTS / ACTIVITIES	KEY FEATURES	PLANTING
 FITNESS AND WELLBEING	 TRIM TRAIL	 ART	 EXISTING TREES
 ECONOMIC VIABILITY	 CYCLING	 PRIMARY CONNECTION ROUTE	 ECOLOGICAL PLANTING
 STRATEGIC GREEN LINKS	 RUNNING	 SUDS	 CLIPPED HEDGES
 ATRS AND CULTURE	 WALKING	 SUDS	 WOODLANDS
 ENVIRONMENTAL SUSTAINABILITY	 DOG WALKING	 SUDS	 NATURAL / INFORMAL
	 INFORMAL PLAY		 KITCHEN GARDEN
	 SITTING		 MEADOW
	 FORMAL PLAY		 FORMAL PLANTING
	 BMX		 ORNAMENTAL PLANTING
	 VIEWS		 TREE GROUP

LANDSCAPE TYPOLOGIES

Gateway Landscapes

Key Aims

Create a series of gateway spaces which welcome to the park and provide secondary features including wayfinding and ornamental planting.

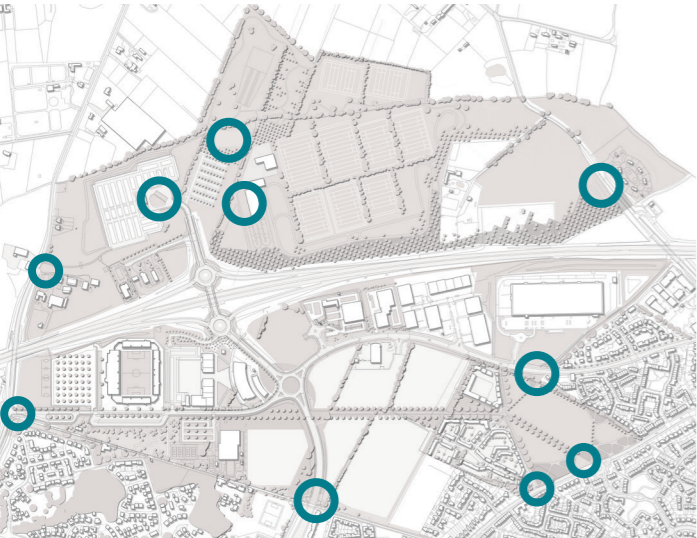
Spaces in conjunction with club-house, / rugby club to include planting, orchards and productive landscapes

Key Design Features

Open plaza spaces

Gateway features including wayfinding,

Ornamental planting to create a clear character.



LANDSCAPE TYPOLOGIES

Sports Facilities

Key Aims

Integrate the various facilities into a clear arrangement which works with the various different requirements but works within the structure of the landscape.

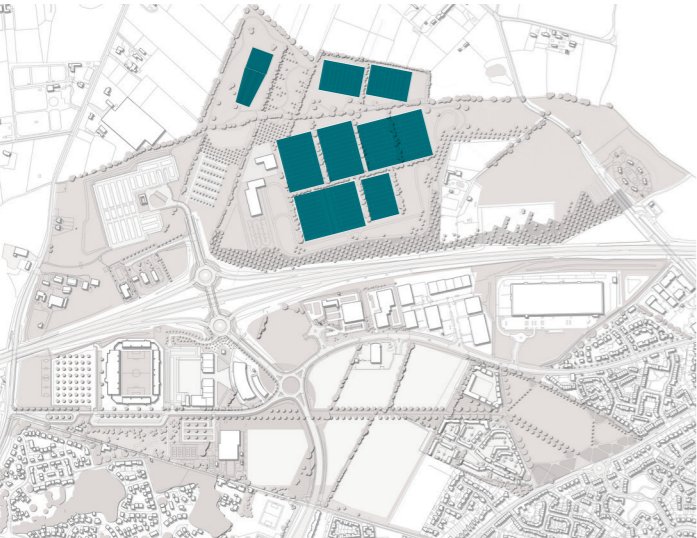
Using the agricultural field typology as an inspiration to arrange pitches as open spaces with defined edges of trees, hedges or ditches. Reinterpreting these elements and using land-form to add a clear structure.

Key Design Features

Strong edges formed with trees, hedges, ditches, water, or land-form.

Raised areas for viewing matches (subject to sports user requirements).

Functional pathways to link the key activities.



LANDSCAPE TYPOLOGIES

Development Plot Landscapes

Key Aims

Create a clear structure to plot landscapes to create a clear language and provide continuity.

Elements including car parking, perimeters and secondary pathways to have common treatments and a common language of materials.

Secondary routes at key positions to be encouraged through plots to provide additional links through the site



THEMES

FITNESS AND WELLBEING

ECONOMIC VIABILITY

STRATEGIC GREEN LINKS

HISTORIC LANDSCAPE
STRUCTURE AND PATTERN

ARTS AND CULTURE

ENVIRONMENTAL
SUSTAINABILITY

SPORTS / ACTIVITIES

TRIM TRAIL

CYCLING

EQUESTRIAN

EVENT SPACE

PROFICIENCY CYCLING

RUNNING

WALKING

KITCHEN GARDEN

COMMUNITY GARDEN

RUGBY

DOG WALKING

INFORMAL PLAY

SITTING

INFORMAL KICKABOUT

ARCHERY

DOG TRAINING

FORMAL PLAY

BMX

VIEWS

KEY FEATURES

ART

PRIMARY CONNECTION
ROUTE

SUDS

KEY OPEN SPACE

PLANTING

EXISTING TREES

ECOLOGICAL PLANTING

AVENUE TREES

CLIPPED HEDGES

WOODLANDS

NATURAL / INFORMAL

WATER LOVING PLANTS

MEADOW

KITCHEN GARDEN

FORMAL PLANTING

ORNAMENTAL PLANTING

TREE GROUP

LANDSCAPE TYPOLOGIES

Development Plot Landscapes

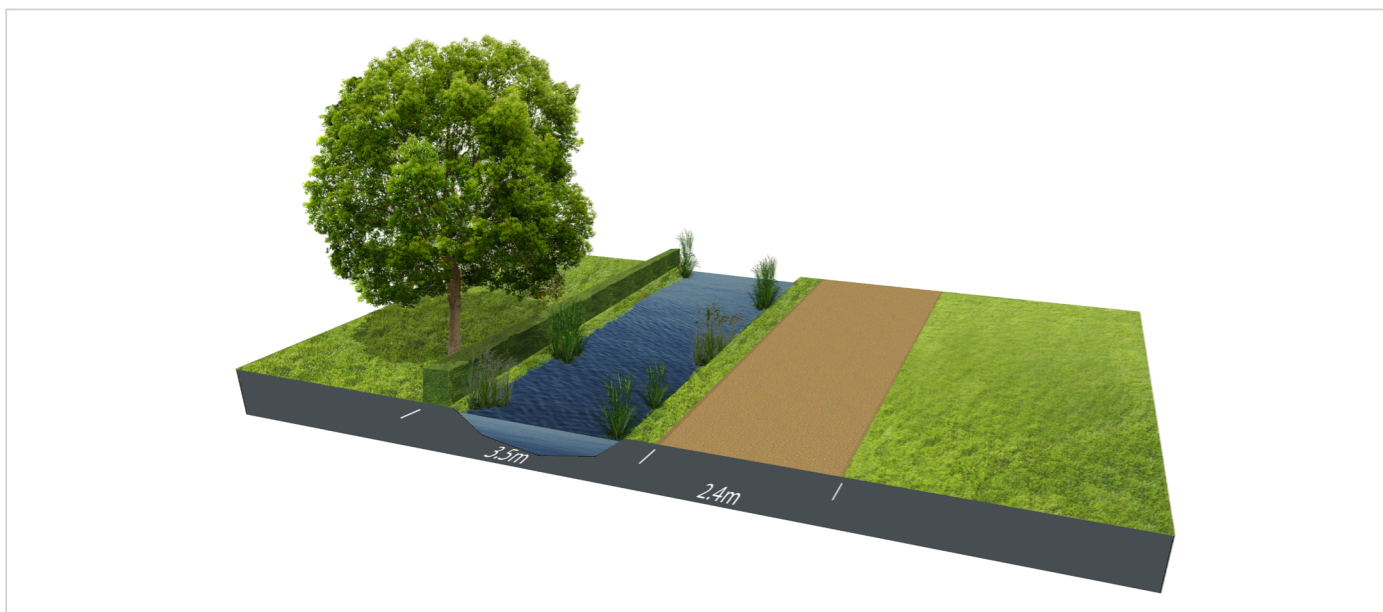
Key Design Features - Car Parking

- Car parks to include clear pedestrian walkways
- Tree rows to be included on every aisle of car parking
- Tree planting in a 2m (min) width planting zone between car parking aisles,
- SUDS features including, swales, and rain gardens to be provided.
- Low hedge planting to surround parking to reduce visual impact of car park on surroundings.



Key Design Features - Plot Perimeters

- Existing trees to be retained
- Formal hedgerow planting to be established to create clear boundaries
- Existing drainage ditches to be retained and supplemented with new drainage features to match
- Secondary pathways included where appropriate



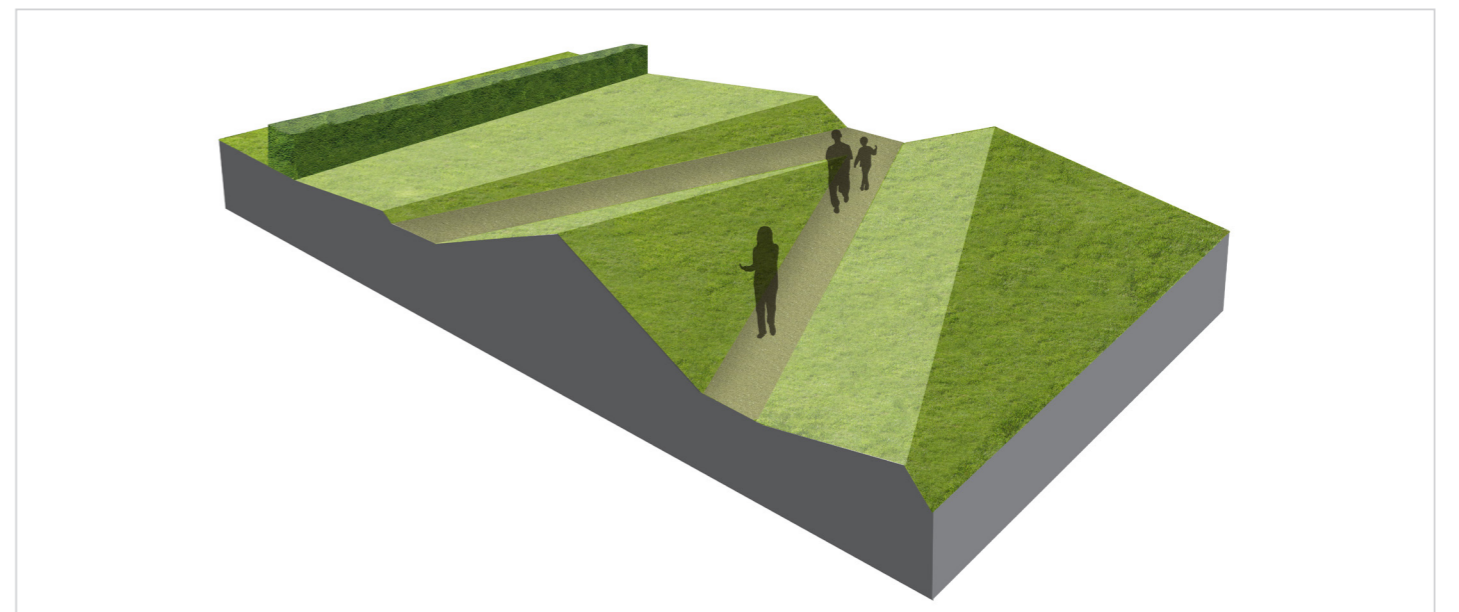
Key Design Features - Secondary pathways

- Secondary routes at key positions to be encouraged through plots to provide additional links through the site
- Simple pathways of minimum 2m width with uniform material
- Lighting to be provided at regular intervals to create a safe environment
- Planting either side to be kept low



Key Design Features - General Landscape

- Simple geometries used to create lawns and areas of planting
- Land-form used where appropriate to create definition between spaces



COLCHESTER NORTHERN GATEWAY

Conclusion

Colchester Northern Gateway provides an excellent opportunity to create a unique and innovative promoting the value of sports and leisure activities within a parkland setting, built on exemplary sustainable principles.

The proposed landscape creates a series of strong characters which will instil in the northern gateway a strong sense of identity based on its landscape.

The provision of a clearly organised structure as outlined in this document will allow flexibility for future use and expansion to provide a lasting legacy, whilst also providing clear and legible links between current and proposed uses.



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D03	24/08/2016	Neil Matthew Sarah Bridger Matevz Kopitar	Neil Matthew
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GILLESPIES			

1 St John's Square
London
EC1M 4DH

t. 02072532929

f. 02072533900

design.london@gillespies.co.uk

www.gillespies.co.uk

GILLESPIES